# **ZONING COMMITTEE STAFF REPORT**

1. FILE NAME: BP Gas and Convenience

FILE #: 18-033-299

2. APPLICANT: Midway University & Hamiline Properties LLC HEARING DATE: March 29, 2018

3. TYPE OF APPLICATION: CUP

4. **LOCATION:** 1347 University Ave W, NW corner at Hamline

5. PIN & LEGAL DESCRIPTION: 342923240234, Syndicate No 5 Addition Subj To Rd; E 24 Ft Of Lot 26 And All Of Lots 27 Thru Lot 30 Blk 30

6. PLANNING DISTRICT: 11

PRESENT ZONING: T2

7. **ZONING CODE REFERENCE:** § 65.702; § 65.703; § 61.501; § 61.601; § 61.202(b)

8. **STAFF REPORT DATE:** April 5, 2018

BY: Josh Williams

9. DATE RECEIVED: March 1, 2018

60 DAY DEADLINE FOR ACTION: April 30, 2018

A. **PURPOSE:** Conditional use permit for replacement of a convenience store and car wash (auto convenience market), with modification of maximum setback requirements so that pump islands may be between the building and Hamline; and variance of minimum floor area ratio (0.5 required, 0.16 proposed).

B. PARCEL SIZE: 22,333 sq. ft. (approx. 0.51 acres)

C. EXISTING LAND USE: Gas station and convenience store

D. SURROUNDING LAND USE:

North: Residential (R4)
East: Mixed-use (T2)

South: Commercial (T4)

West: Commercial (T2)

- E. **ZONING CODE CITATION:** § 65.702 lists requirements for auto convenience markets; § 65.703 lists requirements for auto service stations; § 61.501 lists general requirements for all conditional uses; § 61.202(b) authorizes the planning commission to grant variances when related to permits; § 61.601 lists the findings for granting a variance; § 63.343(b) lists traditional neighborhood district design standards.
- F. **PARKING:** The applicant is proposing four off-street parking spaces, include one ADA space. Zoning Code § 63.207 provides that the parking requirement shall be reduced by one hundred percent in traditional neighborhood zones within one-quarter mile of University Avenue. If this provision did not apply, the proposed use would require six off-street parking spaces.
- G. **HISTORY/DISCUSSION:** The property has been in use as a gas station since at least 1969. A conditional use permit and site plan were approved for the site in 1992.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 11 had not made a recommendation as of the writing of this staff report.

## I. FINDINGS:

- The proposed project underwent administrative site plan review on March 27, 2018. The
  preliminary site plan review identified the "front" of the site as the Hamline Avenue side.
  Zoning Code § 60.203, Front lot line, states that for corner lots the lot line separating the lot
  from either street may be the front lot line, which affects required setbacks, parking locations,
  etc.
- 2. The proposed project does not include relocation of or structural changes to the existing undderground tanks, gasoline pumps, pump islands, or associated drive lanes and canopy. The pumps and associated site elements are located to the east of the existing building, along

Zoning Committee Staff Report, Zoning File #18-033-299 April 4, 2018 Page 2 of 6

Hamline Avenue, and roughly centered north-south on the site. Filling access to the tanks is located immediately north of the pump area.

- 3. §65.702 lists standards and conditions for auto convenience markets:
  - (a) The use is subject to standards and conditions (a), (b), (d), (e), and (g) in § 65.703, auto service station. These standards and conditions are discussed in Finding 3.
  - (b) The zoning lot on which it is located shall be at least twelve thousand (12,000) square feet in area. This finding is met. The zoning lot on which the proposed use is twenty-two thousand three-hundred and thirty-three (22,333) square feet.
- 4. §65.702 lists standards and conditions for auto service stations. Standards and conditions (a), (b), (d), (e), and (g) also apply to auto convenience markets:
  - (a) The construction and maintenance of all driveways, curbs, sidewalks, pump islands or other facilities shall be in accordance with current city specifications. Such specifications shall be developed by the planning administrator, traffic engineer and city fire marshal, and shall be approved by the planning commission, and filed with the city clerk. This condition can be met. Administrative site plan review includes a review of internal circulation and site components. A condition of preliminary site plan approval is closing of an existing driveway near the southeast corner of the site. If approved, final site plan approval and compliance with all provisions of such regarding site design should be a condition of approval of the conditional use permit.
  - (b) A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property. This condition does not apply. The site does not adjoin any residential or residentially-zoned properties.
  - (d) Outdoor accessory sales of goods or equipment shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping. This condition can be met. If approved, compliance with this standard should be a condition of approval for the conditional use permit.
  - (e) The principal building shall comply with the dimensional standards and design guidelines applicable to traditional neighborhood districts, except that the maximum setback requirement may be modified by the planning commission so that pump islands may be placed in front of the building if this arrangement is considered preferable for circulation, aesthetics or buffering of neighboring uses. This condition can be met. The existing pump location requires that the building be set-back from Hamline Avenue, and, with closure of the driveway at the southeast corner of the site, a drive lane is needed between the building and University Avenue for adequate on-site circulation. A site configuration that is more consistent with dimensional standards and design guidelines, particularly with regard to building setback and pedestrian accommodations, would require relocation of pumps and associated site elements. Given this constraint, the site and building plan as currently proposed are reasonable with regard to door location, setbacks, and maneuvering lanes, provided the applicant provides a well-marked pedestrian connection between the public sidewalk on University Avenue and the main entrance to the building. If approved, provision of a well-marked pedestrian connection between University Avenue and the main entrance to the building and compliance with other applicable design standards, including those enumerated in § 63.343(b) (10), (13), and (14) regarding building height, door and window openings, and materials and detailing, should be a condition of approval of the

Zoning Committee Staff Report, Zoning File #18-033-299 April 4, 2018 Page 3 of 6

conditional use permit, as evidenced by final site plan approval.

- (g) There shall be no exterior storage. Space for accessory outdoor sales of goods or equipment shall be limited to two hundred (200) square feet. This condition can be met. The applicant does not propose outdoor storage. If approved, compliance with this standard should be a condition of approval for the conditional use permit.
- 4. §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 NOT met. The Comprehensive Plan identifies University Avenue as a Mixed-Use Corridor. Mixed-Use Corridors are intended to accommodate a broad mix of uses, generally at higher densities but with variation in density across a corridor. However, the Hamline Station Area Plan (2011) calls for increasing density specifically in the Hamline Station Area, and for use change and improvements to the public realm and public realm interface over time that result in a vibrant and pedestrian-friendly district. The Hamline Station Area Plan also recognizes that achieving the vision and goals of the Plan will require transition over time (from page 47):

Meeting the full development potential of the Central Corridor as conceptually illustrated in [the] Station Area Plan, will occur over a long period of time. Recognizing the market may not be uniformly ready...policy documents should allow for market transformation and uptake over time. For example, a near-term development proposal that does not meet density expectations...yet meets other long-term objectives such as supporting economic development opportunities [and] increasing retail options... should be accommodated.

The extent and intensity of the use are consistent with the Comprehensive Plan in regard to the overall intent for a Mixed-Use Corridor, which contemplates a wide-variety of uses and densities. In regard to the Hamline Station Area Plan, while not meeting density or urban design goals of the Plan, the proposed use does represent a moderate improvement in terms of the retail offerings in the Station Area, and does represent financial investment in the area. However, it is NOT, on balance, consistent with even the incremental change allowed for by the Hamline Station Area Plan toward fulfilling its long-term vision, much less the long-term vision itself.

- (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition can be met. Saint Paul and Ramsey County Public Works are requiring the closing of the ingress/egress point to University Avenue immediately west of Hamline Avenue. If approved, the implementation of this closure and affirmation of adequate ingress and egress for customers and service vehicles, as evidenced by final site plan approval by Saint Paul Public Works, should be a condition of approval of the conditional use permit.
- (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 development is substantially similar to the existing condition at the site.
- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This finding is met. The proposed development is substantially similar in respect to impacts on adjacent properties as the existing use.
- (e) The use shall, in all other respects, conform to the applicable regulations of the district in

Zoning Committee Staff Report, Zoning File #18-033-299 April 4, 2018 Page 4 of 6

which it is located. This condition is NOT met. The required minimum floor area ratio (FAR) is 0.5, and an FAR of 0.16 is proposed. The applicant has requested a variance to allow the smaller FAR.

- 5. § 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
  - (a) The variance is in harmony with the general purposes and intent of the zoning code. This finding is NOT met. The proposed use is allowed in the T2 district, provided it meets the applicable standards for site design. The FAR of the buildings as proposed is 0.16 (inclusive of car wash). This is an improvement relative to the FAR of the existing building on the site, which has an FAR of 0.07 (inclusive of car wash). However, the failure to even come close to meeting the minimum FAR is not consistent with the intent of the T2 district (§63.313) to "foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage."
  - (b) The variance is consistent with the comprehensive plan. This finding is NOT met. The Comprehensive Plan identifies University Avenue as a Mixed-Use Corridor. Mixed-Use Corridors are intended to accommodate a broad mix of uses, generally at higher densities but with variation in density across a corridor. The Hamline Station Area Plan (2011) calls for increasing density in the Hamline Station Area, and for use change and improvements to the public realm and public realm interface over time that result in a vibrant and pedestrian- and friendly district. The Hamline Station Area Plan also recognizes that achieving the vision and goals of the Plan will require transition over time (from page 47): Meeting the full development potential of the Central Corridor as conceptually illustrated in Ithel Station Area Plan, will occur over a long period of time. Recognizing the market may not be uniformly ready...policy documents should allow for market transformation and uptake over time. For example, a near-term development proposal that does not meet density expectations...yet meets other long-term objectives such as supporting economic development opportunities [and] increasing retail options... should be accommodated. The extent and intensity of the use are consistent with the Comprehensive Plan in regard to the overall intent for a Mixed-Use Corridor, which contemplates a wide-variety of uses and densities. With regard to the Hamline Station Area Plan, the proposed use does represent a moderate improvement in terms of the retail offerings in the Station Area, and does represent financial investment in the area. However, a variance in FAR of the magnitude proposed would result in the development falling well short of density and urban design goals of the Hamline Station Area Plan, and therefore would be inconsistent with even the incremental change allowed for by the Hamline Station Area Plan toward fulfilling its long-term vision, much less the long-term vision itself.
  - (c) The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties. This finding is NOT met. While site constraints make expansion of the building footprint beyond what is proposed challenging, they do not prevent the construction of a building which has a greater FAR through inclusion of a mezzanine or second story which provides additional space for customer seating, offices, or storage, all of which are compatible with the proposed use.
  - (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is NOT met. The site is constrained due to small size, which means a relatively large percentage of the site must be dedicated to need maneuvering

Zoning Committee Staff Report, Zoning File #18-033-299 April 4, 2018 Page 5 of 6

space and circulation lanes. This constraint is somewhat amplified by the required closing of the ingress/egress point at the southeast corner of the site. However, these constraints do not affect the ability of the landowner to achieve greater FAR through greater building height, or by removing the accessory carwash.

- (e) The variance will not permit any use that is not allowed in the zoning district where the affected land is located. This finding is met. Auto convenience markets are a conditional use in the T2 district where the property is located
- (f) The variance will not alter the essential character of the surrounding area. This finding is met. The requested variance in FAR would result in a site substantially similar to the present condition, with a slightly larger building.
- J. STAFF RECOMMENDATION: Based on findings 4(a), 4(e), and 5, staff recommends DENIAL of a conditional use permit for replacement of a convenience store and car wash, with modification of maximum setback requirements so that pump islands may be between the building and Hamline, and DENIAL of a variance of minimum floor area ratio (0.5 required) to allow a floor area ratio of 0.16.

## **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

Zoning Office Use Only File #: 18-03329
Fee:

(651) 266-6589

	Name RUSS ROSA		Email ROSARCHGRP@MSN.COM
APPLICANT	Address 1084 STERLING	STREET N	
	City ST. PAUL State M		Daytime Phone 651-739-7988
	Name of Owner (if different)	KHAL ALOUL	3
	Contact Person (if different)	RUSS ROSA	Phone 651-739-7988
PROPERTY LOCATION	Address/Location 1347 UNI	VERSITY AVE V	V, ST. PAUL, MN 55104
LOCATION	Legal Description SEE ATT	ACHED	4 4, 9 5
		Curren	t Zoning
	(attach additional sheet if necess		(attac
2	45 6560 EU 600		
	F: Application is hereby made for the Chapter, Section		h, of the Zoning Code.
requesting modificence needed and how it	ation of any special conditions or s	standards for a condition	plicable standards and conditions. If you are hal use, explain why the modification is ons in Section 61.502 of the Zoning Code.
Project Descrip RE-BUILD O	tion: F EXISTING C-STORE AN	ID CAR WASH	
*			
✓ Required Site	Plan is attached		
I Troquired Oile	idi io attaoniou		

**Applicant's Signature** 

\_\_\_\_\_Date 2/23/2018 City Agent

Rev 9/4/14

# **Request for Continuance**

Date 3-12-	18	
Dan Edgerton, C Zoning Committ City of Saint Pau 1400 City Hall A Saint Paul, Minn	tee ul Annex	
Re: Zoning F	File# N-033299	
Dear Mr. Edgert	on:	
I am the applica	nt or the applicant's duly appointed represe	entative for this zoning file.
I request a continuous presently schedu	nuance of the public hearing on the applicated before the Zoning Committee on	tion in this zoning file, which is
	t a continuance of the public hearing before the Planning Commission on this application, will also be on	n, which is presently scheduled for
I request that the April 12 would then be so	Zoning Committee continue the public he 2018, I understand the decision on Aparel Aparel 2018.	raring for this zoning file to d that the Planning Commission cil 20, 2018
requiring the Cit submission. I do by	and understand the statutory requirements for yof Saint Paul to approve or deny this appreciate to extend the sixty day period for a Ci	lication within sixty days of its ty decision under Minn. Stat. §15.99
74.04	to accommoda	ate the continuance I am requesting.
Sincerely,		
Signature of Applicant's duly representative.	plicant or	Russ Rosa Printed name of applicant or applicant's duly appointed representative

Updated: 10/13/2017

# 1347 UNIVERSITY AVE. W

# **FITLE SHEET, NOTES, LEGEND & EXISTING CONDITIONS**

# **CITY OF ST. PAUL, MINNESOTA**

# 

10

	T-MAN-11	•	
50	EXISTING LIGHT POLE	*	PROPOSED STORM SEWER
8	EXISTING CATCH BASIN		EXISTING CONTOUR
© Hells	EXISTING STORM SEWER MANHOLE	196	PROPOSED CONTOUR
(S) reds	EXISTING SANITARY SEVER MANHOLE		SILT FENCE
<u>*</u>	EXISTING TELEPHONE MANHOLE	) •	
0	EXISTING VALVE COVER	C	INLET PROTECTION
ō	EXISTING CAS METER	V843.25	CVICTOR COLOT CI CUATION
D.	EXISTING ELECTRIC METER	Ř	Distance Liver and State of St
9	EXISTING SIGNAL POLE	¥953,50	CONTROL SECTION SERVICES
ž	EXISTING HYDRANT		SURFACE, OR GROUND SURFACE
9	EXISTING POWER POLE		DECEMBER CATCH BASIN
N. N.	EXISTING WATER VALVE	) [	PROPOSED CALCA GASIN
0 833	EXISTING SIGNAL CONTROL BOX	€	PROPOSED STORM SEWER MANHOL
D P	EXISTING ELECTRIC MANHOLE		
215	EXISTING UNDERGROUND GAS		
	EXISTING OVERHEAD ELECTRIC		
	EXISTING SANITARY SEWER		
	EXISTING STORM SEWER		
	EXISTING UNDERGROUND ELECTRIC		
   	- EXISTING WATERMAIN		
·    	- EXISTING CHAIN LINK FENCE		
	CHICANO HONO PANON		

# **GENERAL NOTES**

HE INFORMATION SHOWN ON THESE DRAWNINGS CONCERNING TIPE, AND LOCATION OF EXPENSION UTILITIES IS NOT GLAWATED. TO SE ACCURATE, ON ALL INCLUSIVE, IN HE CONTROLORY IS REPROVABLE FOR LAWRETHIS OWN DETERMINATION AS TO TIPE AND LOCATION OF UTILITIES AS RECESSANCY TO ANDO DANAGE TO THESE UTILITIES.

the contractor shall field verify sze. Elevation, and location of costing samplary exizer, storia sener, and watenama and notify excincer of any discrepancies prior to the stant of installations. TIONS SHALL CONFORM TO THE CITY OF ST. PAUL STANDARD SPECIFICATIONS.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN TUBLIC RECHT-OF-WAY. CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

POST-CONSTRUCTION PARKING SHALL BE ON-STE: NO ON-STREET PARKING, LOADING, OR OADING ALLONED. CONSTRUCTION PARKING SHALL BE ON—SITE; NO ON—STREET PARKING, LOADING, OR UNLOADING MED.

ALL PUBLIC SIDEWALK SHALL NOT BE OBSTRUCTED.

NE INSTALLATION OF PRIVATE ELECTRICAL WEING, CONDUIT, RECEPTACLES AND/OR LICHTING IS STRICTLY PROMERTED IN THE CITY'S RICHT-OF-WAY. A MINNESOTA LUCENSED CIVIL ENCINEER MUST DESCOI AND SIGN ALL RETAINING WALLS 4-FOOT HIGH AND HIGHER. SIDEWALK RAMPS SKALL HAVE MEYAL TRUNCATED DONES AND MEET ST. PAUL AND ADA MERMENTS (SEE DETAILS).

COMPACTOR SHALL PROVINE A CONTINUOUS, ACCESSEIL AND SAFE PEDESTRIAN MILKWAY THAT HETTS ADA, MOD MU HUTTOD STRONDROS EF ROSERING ON A SEEWALK AREA, AND TIMPFIC CONTROL PER ANY MUTCO RECUIREMENTS FOR WORK IN THE PUBLIC RICHT—OF—WAY AREA. CONTRACTOR TO DOCUMENT AND RETAIN RECORDS OF ENSTING ROW COMDITION. ANY DAMAGE TO ESSIMING DAMEWAYS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITIES WILL BE THE RESPICASIBILITY THE CONTRACTOR.

RELIDVANG OR PLANTING TREES IN THE BOLLEVARD REQUIRES A PERMIT FROM THE CITY FORESTER. 551-532-2437.

Know what's below.
Call before you dig.

# 25 THE PERSON NAMED IN COLUMN 1 THE PERSON NA UNIVERSITY AVENUE WEST **EXISTING CONDITIONS**

o

CONTRACTOR IS RESPONSIBLE FOR DANAGE TO THE MANUES EXCEPTLY, CYBE, DRIVE ACCESS AND DIGHTE CONTRACTOR IS RESPONSIBLE FOR DIGHTE CONTRACTOR OF ANTICED TO DOLUMENT THE RESPONSIBILITY OF THE RIGHT OF WAY PRICE TO COMMENCEMENT OF CONSTRUCTION.

LURE TO SECURE PERMITS. FMUHE TO SECURE OBSTRUCTION PERMITS OR EXCANATION PERMIT L RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL DISLATIVE CODES.

ONORETE WASHOUTS SHALL NOT BE LOCATED WITHIN THE DRIP LINE OF A TREE. RENTICITAN SEPPLES, MATERIALS, SPOLES, EGENERIT, MO ENGLEZE SHALL NOTI JE, STOSED ON SEANDE WHINN THE SERV LINE OF ANY FAMALIS CHELL ON A FAST, WE REW WHOLE SHALL ON HOME MANUAL REAL HE CITY FRESTER, A "FILE SOLLEVAND HAST SE VESD FAR CONSTRUCTION MANUAL STAN SET LACESS KONTEX, MATERIAL FERRACE OR CHEST, BEXIDED JACKIEST, FROTEITER CAMERS, AMARIS OF THE CITY FRESTERS SHALL BE TAKEN TO SECURCE SOLL COMPACTION AND OTHER THREELY, PRAND ANNUAL.

STRUCTION IN RICHT OF WAY, ALL WORK ON CURBS, DRIVEWAYS, AND SOERWAKS WHINN THE BUC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTION DASCO TO WERK IN THE CITY RIGHT-FOR WAY UNDER A PERMIT TRIAL PUBLIC WRORG SDEWAKS, THOM 651-266-6108, SDEWAKS CHADES MUST BE CHREED ACROSS DRIVEWAYS.

# GRADING & EROSION CONTROL NOTES

high ti, my gannig ofbantose, hiệ comhaotor shall betall a rock constillation Niemae, a 1 al Locations where construction ofbances dutin days ofband state. Turbeter slat fence as shown on plan (contract on 10 moyect exossin contrac Selsares form to davong ofbandom, f necessart). Juditoma slat fence any be Recessart f local condutions required.

THE CONTRACTES AND OWNER SHALL MAKE AVALUAGE TO THE OFF OF ST. PAUL A UST OF CONVEYED TO BE NOTIFED IF REPLANS AND/OR MANTEHANCE TO SITE ENCISIN CONTROL MEASURES ARE REQUIRED. ALL BAPS NUST BE MANTAINED WITH PROPER TUNCTION UNTIL ALL SITE WORK HAS BEEN COMPLETED AND SITE HAS UNDERSIDNE FINAL STABILIZATION. PERFORM SIT CONDING ON AN AREA—BY—AREA BASIS TO MINIMIZE UNCOMPLETED AREAS. AS EACH AREA IS COMPLETED ALL EXPOSED SOLE MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OF PERMANENT COVER WITHIN 7 DAYS.

ONCE WALCO FOR CHAIRS NELT PROTECTION FOR ALL NEW STORM SEWER HILETS WHIN 2.4 LINES STORM SEWER HILETS WHIN 2.4 LINES STORM SEWER HILETS WAS ALL RECORD FOR THE PROTECTION FOR SEWER HILETS ONE TO CHAIRFULTION) THAT WALL RECORD RIAN-OFF DURNIC CHAIRFULTION ACTIVITIES. LEAVE FALCE UNIT. SET AUGUS SEEN SERVELEDEN. THE TO PROVING DESERVATED COMPRETE TRUCK WASHOUT AREA WITH APPROPRIATE WASHOUT AREA WITH APPROPRIATE PROVING AN WASHOUT AND A COMPRETE PROVING PROVING

AFIRA PANNA, STREET SWEEPING AND SCRAPING IS REQUIRED FOR PROPOSED PARKING LOT AND FRR MAY TRACKED SEDIMENT ONTO ADJACENT STREETS. ALL TRACKED SOLES MUST BE SWEPT WITHIN 24 YOURS. SEDIJENT REACHING A FUBLIC OR PRIVATE ROAD SHALL BE REVOYED BY STREET CLEMING FLUSHING) BEFORE THE END OF EACH WORK DAY.

SELECT COMPACT FILL TO BE COMPACTED 95% (OPTIMUM): MODIFIED PROCTOR. AREA(S) TO BE SEEDED WITHIN 14 DAYS AFTER COMPLETION OF ROUGH GRADING ARE NOT ALLOWED FOR INLET PROTECTION OR DITCH CHECKS

# STORM SEWER NOTES

CONTRACTOR SHALL CONTACT THE CITY FORESTER, 651–632–2437, PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION, TO VERETY TREE PROTECTION WEASURES.

PLOWE

RIGINEERING, INC.

6778 LVG DRIVE

SUME 110

LNO LVGS, MN 55014

PHONES (651) 301-3210

FACE (651) 301-3210

HE LOCATION OF TREE PROTECTION FENCES IS SHOWN ON THE PLANS

THESE THESE SHALL BE RADDERD DY ESTABLESHING A THEE PROTECTION ZOWE USING A "TALL DECKIO ANSTALLED A, THE ONE PIE, OF THE TREE, THE PROTECTION FORCE SHALL BE WESTALLED RODGED DES WINNER OF ANY SIE WIGH, AND ANALYMED FOR THE DISATION OF THE PROLECT.
REVENUE DY THE CITY CORESTER PRIOR TO ALTERATION OF THEE PROTECTION FOUCHING SHALL BE

STORM SEWER LENGTHS INCLUDE THE LATING LENGTH OF THE FLARED-END SECTION. LATING LENGTH OF APIRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE. SEGNAL SEAVER PIPES TO BE JOHED TO THE CATCH BASIN ANNOLES W, APPROVED RESULET RUBBER ANT'S TO MAKE THEM CASHST OR WARFENDETH. COLDENT LORARA JOHES ARE PERMITTED ONLY FOR REPLAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCK JOHNS. ALL PORTIONS OF THE STORM SEMBR SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH WINNESOTA RULES, PART 4715,2020. CONCRETE PIPE (RCP) WITH R-4 CASKETS.

# **CURB & BITUMINOUS NOTES**

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS

USE TRAPPIC CONTROL MEASURES IN ACCORDANCE WITH THE MANESOTA MANUAL ON UNFORM TRAPPIC CONTROL DOMOS (MANUFOL) AS HECESCARY MORDENS GRADMA, UTILITY, OR PANWIG OPERATION ENCROACH ONTO ADMOSKY STREETS OR PUBLIC RIGHT—OF—WAY, SAW-CUT EXISTING BITULANOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT CONCRETE CURB AND GUTTER SHALL BE 8612. SACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION. DISTURBED STREET TO EXISTING OR BETTER SECTION

field vetofy size, elevation, and location of existing storm sewer and notify enchange of any discrepancies prior to any distallations.

# SHEET INDEX

NORTH 1 NORTH 1 NORTH

TITLE SHEET, NOTES, LEGEND & EXISTING CONDITIONS GRADING, DRAINAGE, ESC & UTILITY PLAN



H.T.S. DATE

CITY OF SAINT PAUL NOTES

WED FOR: ROSA HITECTURAL GROUP

1347 UNIVERSITY AVE. W

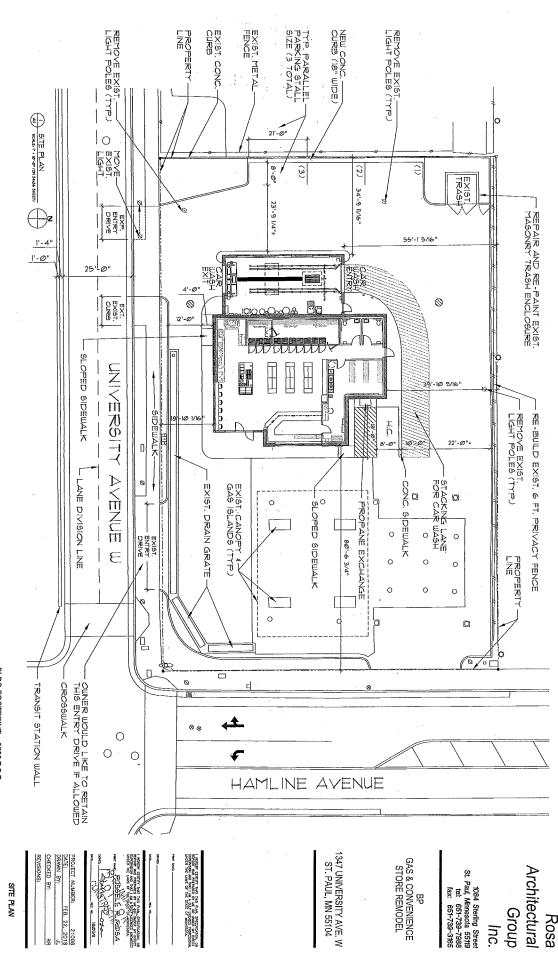
CITY OF ST. PAUL, MINNESOTA

TIDIO DUM

HAMLINE AVENUE

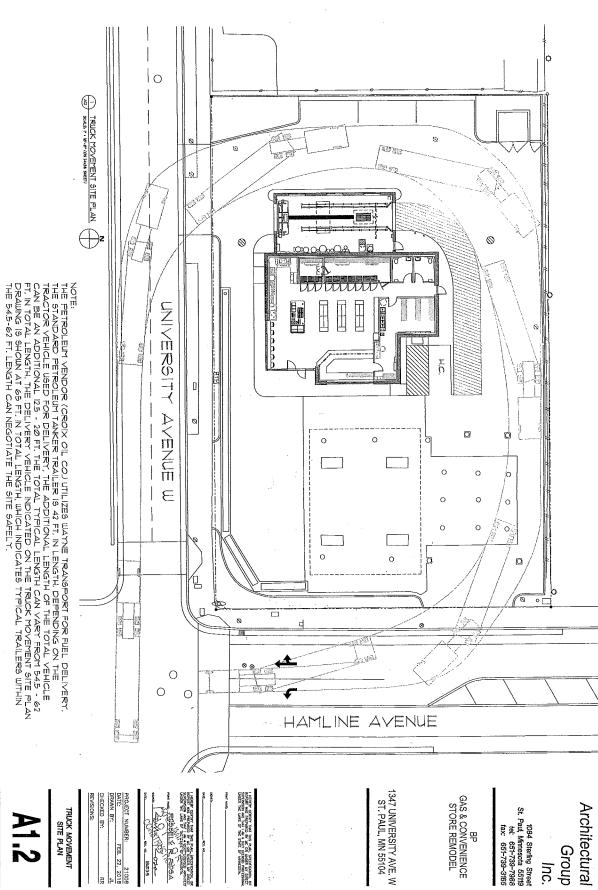
ORIGINAL DATE: JANUARY 9, 2018

VICINITY MAP



BLDG FOOTPRINT = 3588.7 S.F. C-STORE AREA = 2613.4 S.F. CAR WASH AREA = 975.3 S.F.

Group Inc.



BP GAS & CONVENIENCE STORE REMODEL

1084 Sterling Street St. Paul, Minnesota 55119 tel: 651-739-7988 fax: 651-739-3165 Group Inc.

Rosa

BLDG FOOTPRINT = 3588.7 S.F. C-STORE AREA = 2613.4 S.F. CAR WASH AREA = 975.3 S.F.

2. PER MN STATE BUILDING CODE: BUILDING WILL NOT REQUIRE FIRE SPRINKLER PROTECTION NOTES:

NOTES:

NOTES:

NOTES:

NOTES:

3'-4" 5'-4" 7'-8" 5'-4" 15'-4" 6'-0" 6'-0" 6'-0" FLOOR PLAN

SALS INT. P.D (D) 2005 SHEET! 21.-6. 21:-8" CAR WASH OOOLEK REEZE MOKIEN NEW Z W THINGS SEED 68.-8 \$ \@\_ 30'-4" JAN (WH) PINDOMIN D 42'-0" SECURE GLASS ELEC 1 걸 D 1 9 ELEC, ASHIER 1 Ø. -Ø. 14'-0" 18'-0" 62'-8'

COPYRIGHT 2018 ROSA ARCHITECTURAL GROUP

FLOOR PLAN

REVISIONS:

Herry care at the purious of the control of the con CHECKED BY: PROJECT NUMBER: 21008
DATE: FEB. 22, 2018
DRAWN BY: JL

I MEREN CERTLY THAT THES PLAN, SPECIFICATION, OR REPORT MAS PREPARED BY ME OR UNGER MY SHECT SUPPRISON AND THAT I AM A DUTY MEXICO PROFESSION UNDER THE LAMS OF THE STATE OF WINNESSION.

1347 UNIVERSITY AVE. W ST. PAUL, MN 55104

BP GAS & CONVENIENCE STORE REMODEL

1084 Sterling Street St. Paul, Minnesota 55119 tel: 651-739-7988 fax: 651-739-3165

Architectural Group Inc.

Rosa

METAL ACCENT PRE-FINISHED
METAL CAP
STUCCO SYSTEM — COLORED R.F. WALL PACK NORTH ELEVATION
SCALE: NIG. - 1-0" (ON ZAGE SHEET) WEST ELEVATION
SOMEWIF - 11-0" (DIVIZION SHEET) Щ COLORED R.F. CONC. BLOCK PRE-FINISHED METAL SCUPPER & DOWNSPOUT TYP. DPENNO FOR NOP ACCESS
OPENNO FOR ROOF ACCESS
STUCCO SYSTEM
PRE-PHISHED METAL CAP
METAL ACCENT BAND — COLORED R.F. CONC., BLOCK

— H.M. MAN DODR W/ TRANSOM GLASS O.H. DAR WASH DOOR GLASS DIK, CHA WASH DOOR —/

3 SOUTH ELEVATION

ALL SHY\*-FOR (CHANGE SHEET) EAST ELEVATION
SOME VIST - TOT (DAZAGE SHEET) PRE-FINISHED METAL CAP

STUCCO SYSTEM

DETAL ACCENT BAND

COLORED R.F. CONC., BLOCK

METAL CANOPY

METAL CANOPY D O old ALUMINUM ENTRY DOORS STONE VENEER COLORED R.F. CONC., BLOCK
STONE VENEER
ALLMINUM WINDOW FRAMING METAL ACCENT BAND PRE-FINISHED METAL PANELS
METAL CANOPY BP GAS & CONVENIENCE STORE REMODEL 1347 UNIVERSITY AVE. W ST. PAUL, MN 55104 PROJECT NUMBER: 21008
DATE: -18, 22, 2018 1084 Sterling Street St. Paul, Minnesota 55119 tel: 651-739-7988 fax: 651-739-3165 ELEVATIONS

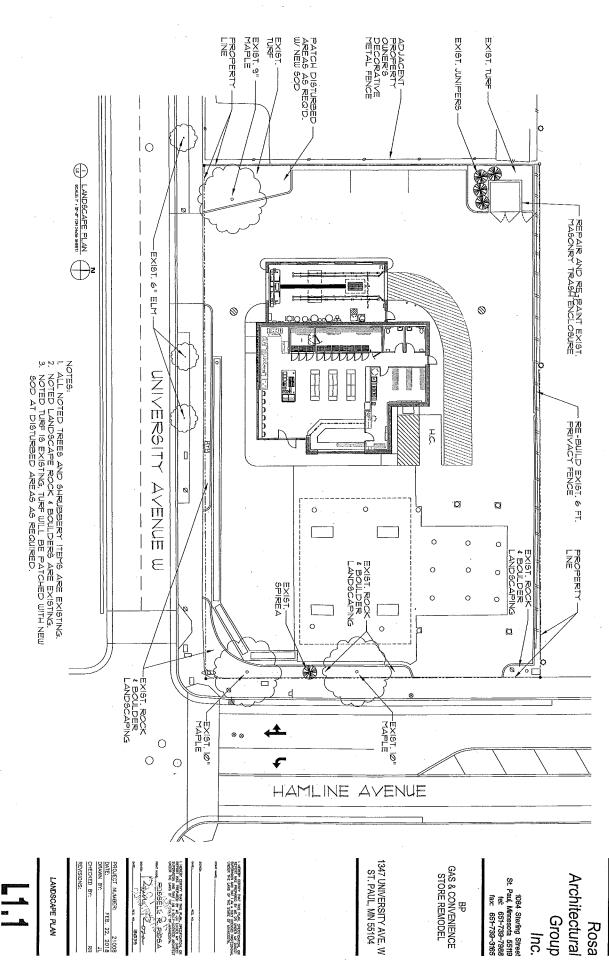
Architectural Group

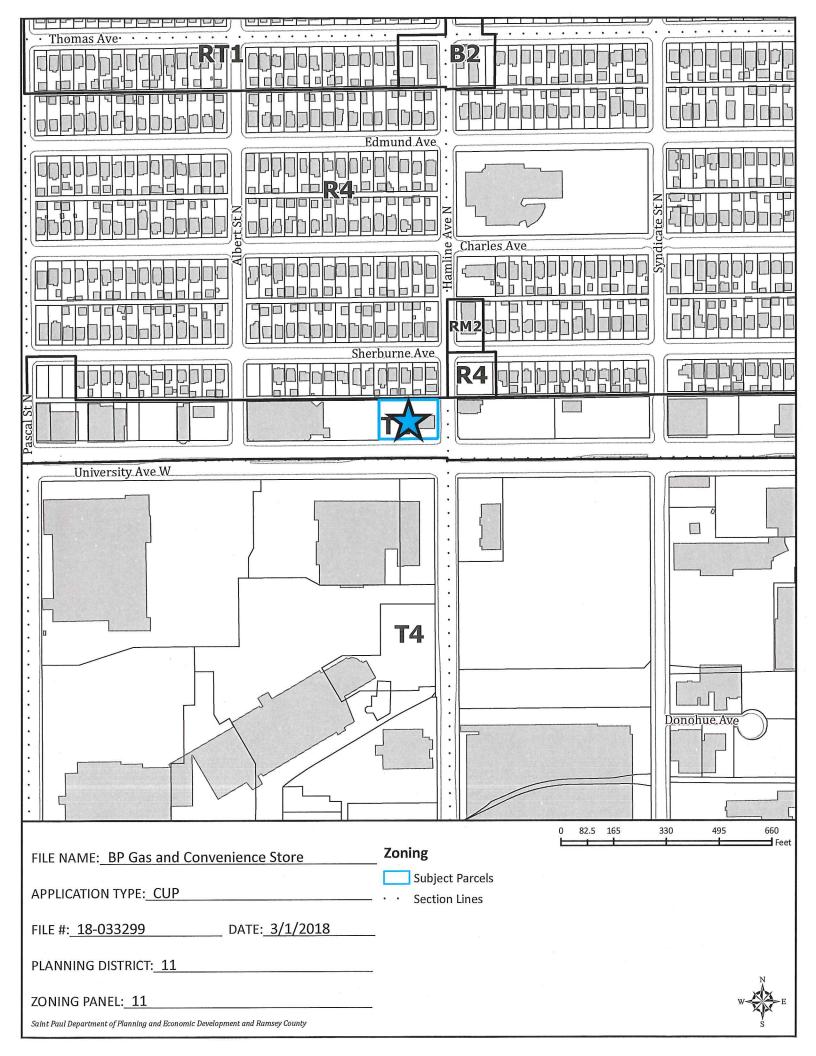
Inc.

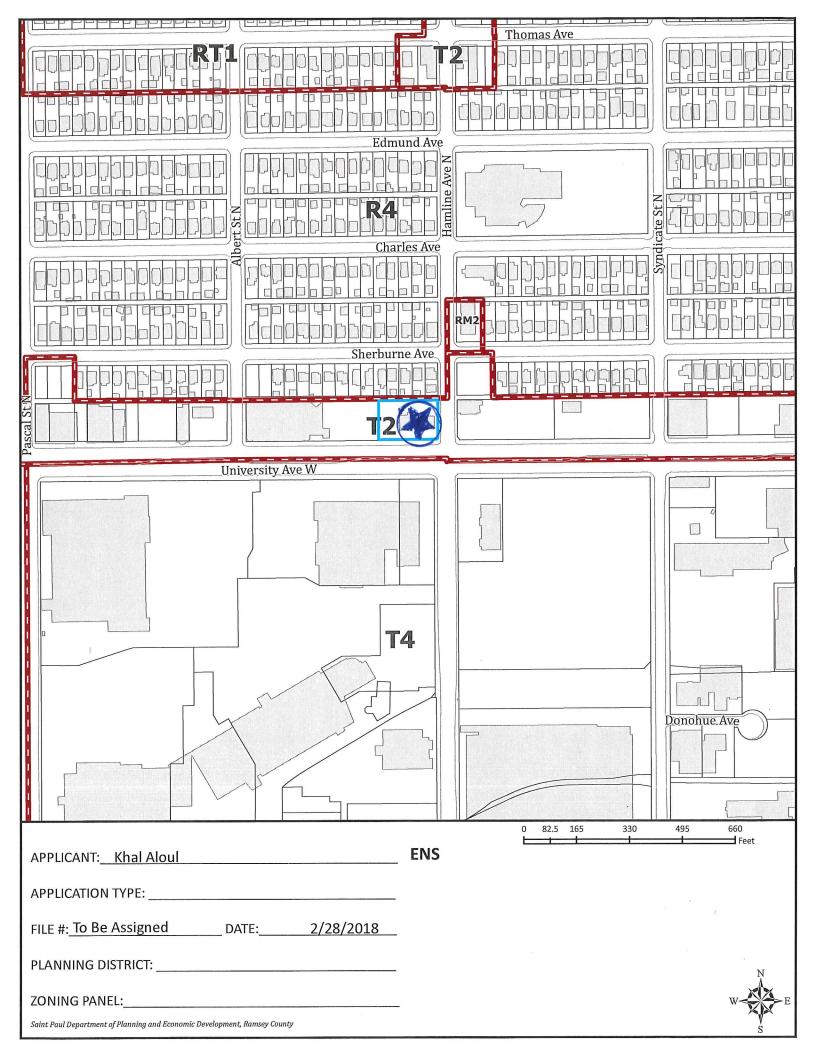
PRE-FINISHED METAL PANELS
ALUMINUM STOREFRONT ENTRY

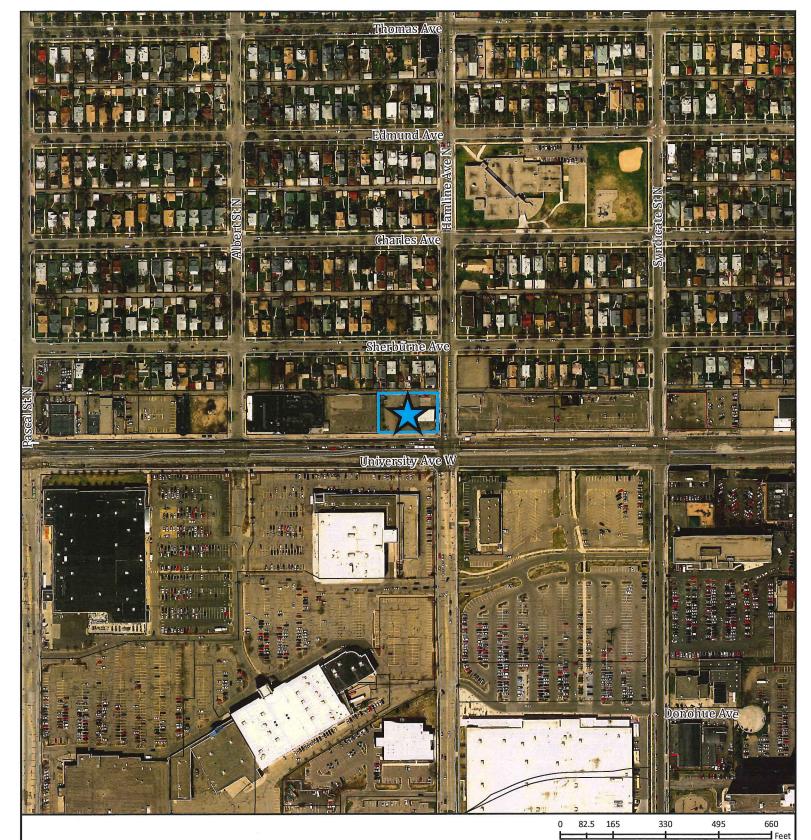
PRE-FINISHED METAL CAP
STUCCO SYSTEM

Rosa









FILE NAME: BP Gas and Convenience Store

APPLICATION TYPE: CUP

FILE #: 18-033299

DATE: 3/1/2018

PLANNING DISTRICT: 11

ZONING PANEL: 11

 ${\it Saint Paul Department of Planning \ and \ Economic \ Development \ and \ Ramsey \ County}$ 

Aerial

Subject Parcels



