

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** O'Gara's Mixed Use Development **FILE #:** 18-065-972
 2. **APPLICANT:** O'Gara Properties LLC **HEARING DATE:** June 21, 2018
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 164 Snelling and 1551-1559 Hague Avenue, NE corner of Snelling and Hague
 5. **PIN & LEGAL DESCRIPTION:** 03.28.23.22.0159; Ex the N 72.10 ft. Lots 10-12, & Lots 13-23, Block D, Blocks E & D Boulevard Addition
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** RT1 and T2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** June 13, 2018 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** May 21, 2018 **60-DAY DEADLINE FOR ACTION:** July 19, 2018
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- A. **PURPOSE:** Rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood.
- B. **PARCEL SIZE:** The irregularly shaped development site has approximately 230 feet of frontage on Snelling, 200 feet of frontage on Hague, and 100 feet of frontage on Selby Avenue for a total lot area of 53,465 square feet.
- C. **EXISTING LAND USE:** The property along Snelling and Selby Avenues is occupied by commercial buildings that provide space for O'Gara's restaurant and bar on street level with apartments above and surface parking to serve the uses. The three properties on Hague Avenue are occupied by single family homes.
- D. **SURROUNDING LAND USE:**

North: Mixed use building with grocery store at street level and apartments above in a T3 zone.

East: Commercial building with a mix of restaurant, retail, and service uses at street level and apartments above in a T2 zone and residential uses in an RM2 zone.

South: Commercial and residential uses in a T2 zone along Snelling and residential uses along Hague in an RT1 zone.

West: A variety of commercial uses in a T2 zone.
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** O'Gara's restaurant and bar has been located at the corner of Selby and Snelling Avenues for more than 70 years.
- G. **PARKING:** Zoning Code § 63.207 requires a minimum of 213 off-street parking spaces: 181 spaces for the 163 residential units and 32 spaces for the restaurant and co-working uses for a total of 213 spaces. However, Zoning Code § 66.342 states that the minimum amount of parking required for residential uses specified in § 63.207 may be reduced by 25 percent in T3 and T4 traditional districts. Therefore, under T3 zoning the proposed use requires a minimum of 168 parking spaces: 136 spaces for residential use and 32 for commercial uses. The applicant plans to provide 190 off-street parking spaces: 158 spaces for residential uses and 32 spaces for the restaurant and co-working spaces. In addition to the 190 spaces, the applicant plans to provide 15 "tandem" or "stacked" parking spaces for residential uses for a total of 205 spaces on site; the tandem spaces do not count towards meeting minimum parking requirements. Zoning Code §66.342 allows on-street parking located along the frontage of a property to be used to

meet parking requirements for the property. The applicant is not proposing to use on-street spaces to meet the minimum parking requirement.

H. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council had not taken a position on the rezoning application at the time the staff report was drafted.

I. **FINDINGS:**

1. The applicant owns the property and is petitioning to rezone it from RT1 and T2 to T3. The applicant is working with a developer to create a mixed use development that includes market rate apartments and a new, smaller, O'Gara's restaurant and bar at the corner of Selby and Snelling. In addition, office/co-working space is planned on the first floor in the portion of the building fronting along Snelling Avenue. The proposed design includes a five-story building with 163 apartment units plus amenity space, 4,116 square feet of retail space for the new restaurant, and 205 parking stalls. Three affordable apartment units (at 60 percent AML) are planned for the building. Off-street parking for the retail space will be in an exterior structured lot that is accessed off of Snelling Avenue. Residential parking, accessed off of Hague Avenue, will be in two areas, one level of below grade parking and one level of parking located behind the townhome units fronting on Hague Avenue. Stormwater management improvements are incorporated into the design; currently there is no active management on site. Construction is anticipated to being in fall 2018.
2. The proposed zoning is consistent with the way this area has developed. The intent of the T3 traditional neighborhood zoning district is to provide for higher-density pedestrian- and transit-oriented mixed use development. The Selby and Snelling area is a thriving urban neighborhood along an arterial street in Saint Paul that carries 30,000 to 40,000+ vehicles per day. Public transit that serves this site is designed to accommodate higher density; it is served by the A Line bus rapid transit and regular bus service, with close proximity to the Green Line at University Avenue. The proposed mixed use development is in keeping with the character of development and is an appropriate use for the mixed use corridor that calls for high density development along thoroughfares served by public transit.
3. The proposed zoning is consistent with the Comprehensive Plan. The property is located in a mixed use corridor, a primary thoroughfare in the city that is served by public transit. Land Use Policy 1.23 states, "Guide development along mixed use corridors. The City should recognize community circumstances and preferences as stated in City adopted summaries of small area plans and district plans, while still providing additional housing opportunities at densities that support transit." Land Use Policy 1.25 states, "Promote the development of more intensive housing on mixed use corridors where supported by zoning that permits mixed use and multi-family residential development." Land Use Policy 1.26 states, "Permit residential development at densities of 30-150 units per acre." The proposed development is about 133 units per acre, a density that supports transit.

Policies of the Union Park Community Plan include: LU1.1 "Maintain and establish zoning that encourages compact development in commercial areas and in mixed-use corridors"; LU2.3, "Ensure that new development fits within the character and scale of adjacent neighborhoods"; H1.1 "Support multi-unit mixed-use development in mixed-use corridors that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing and retail uses that are incompatible with single-family residential areas"; and H1.3 "Support housing development designed to promote pedestrian, bicycle, and public transit activity". The proposed development is designed to promote pedestrian, bicycle, and public transit activity at a location that can accommodate higher densities.

4. The proposed zoning is compatible with surrounding uses including the mixed use development to the north and commercial use to the east and west. The design of the building takes into consideration the lower density uses to the south and east by incorporating door and window openings and balconies to break up the massing and setting back some of the building mass of the upper floors along Hague Avenue. Access to the residential portion of the site will be from Hague which will introduce more traffic on the street than at present. The developer is working with Public Works staff and a Union Park task force of area neighbors to address transit, traffic, and pedestrian safety concerns as plans for development progress.
 5. The petition for rezoning was found to be sufficient on May 31, 2018: 21 parcels eligible; 14 parcels required; and 17 parcels signed.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the petition to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood.



PETITION TO AMEND THE ZONING CODE
 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 #: 18-065972
 Fee: _____
 Tentative Hearing Date: 6-21-18

PD=13

add 5/21/18

APPLICANT

Property Owner(s) Ogara Properties Llc
 Address 164 Snelling Avenue North
 City St. Paul State MN Zip 55108~~4~~ Phone 651-261-6473
 Contact Person Daniel J. O'Gara Phone 651-261-6473
 Email dan@ogaras.com
 (Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY LOCATION

Address/Location 164 Snelling Avenue
 Legal Description See attached
 Current Zoning T2
 (Attach additional sheet if necessary.)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, _____
 Ogara Properties LLC
 owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
 T2 zoning district to a T3 zoning district, for the purpose of:

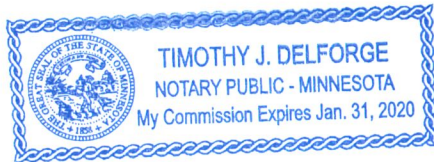
(Attach additional sheets if necessary.)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

Date 5/17 2018

[Signature]
 Notary Public

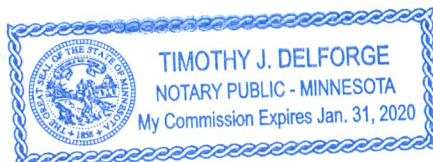


By: [Signature]
 Fee owner of property
 Title: PRESIDENT

Subscribed and sworn to before me

Date 5/17 2018

[Signature]
 Notary Public



By: [Signature]
 Fee owner of property
 Title: Vice President



PETITION TO AMEND THE ZONING CODE
 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 #: _____
 Fee: _____
 Tentative Hearing Date: 6-21-18

*paid
5/21/18*

APPLICANT

Property Owner(s) Daniel J. O'Gara, Kristin O'Gara
 Address 1579 Boardwalk Court
 City Mendota Heights State MN Zip 55118 Phone 651-261-6473
 Contact Person Daniel J. O'Gara Phone 651-261-6473
 Email dan@ogaras.com
 (Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY LOCATION

Address/Location 1551, 1557 and 1559 Hague Avenue
 Legal Description See attached
 Current Zoning RT1
 (Attach additional sheet if necessary.)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, _____
 Daniel J. O'Gara, Kristin O'Gara
 owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
 RT1 zoning district to a T3 zoning district, for the purpose of:

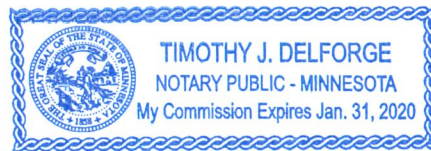
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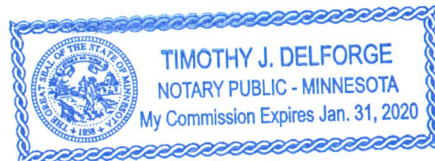


By: [Signature]
 Fee owner of property
 Title: PRESIDENT

Subscribed and sworn to before me

Date 5/17 2018

 Notary Public



By: [Signature]
 Fee owner of property
 Title: Vice President

CITY OF SAINT PAUL
CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of DANIEL J. O'GARA
 (name of petitioner)
 to rezone the property located at 1551, 1559 AND 1559 HAGUE AVE.
 from a RT 1 zoning district to a T3 zoning district and;
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

DANIEL J. O'GARA to a T3 zoning district.
 (name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1547 Hague	Shari Ballard	Shari Ballard	3.2.18
1554 HAGUE AVE	MARY JO CLASE	Mary Jo Clase	3.2.18
1554 Hague Ave	Peter M Chase	Peter M Chase	3-2-18
1562 Hague Ave	Jeanne Rohland	Jeanne Rohland	3-5-18
1562 Hague Ave	Sue Rohland	Sue Rohland	3.5.2018
1578 Hague	Roll Shea	Roll Shea	3-9-18
1538 Hague	Jeremy Esterson	Jeremy Esterson	3-12-18
1539 Hague Ave	Linda Atter	Linda Atter	3-13-18
1550 Hague Ave	Linda Atter	Linda Atter	3-13-18
1568 Hague Ave	Randy Wuori	Randy Wuori	4-10-2018
1578 Hague Ave	Patricia Shea	Patricia Shea	4-8-2018
1568 Hague Ave	Sandy Wuori	Sandy Wuori	4-8-2018

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signature of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL
CONSENT OF ADJOINING PROPERTY OWNERS FOR A
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 (name of petitioner)
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 from a RT 1 zoning district to a T3 zoning district and;
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DANIEL J. O'GARA to a T3 zoning district.
 (name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1544 Selby Ave	Patricia Kouacs	<i>Patricia Kouacs</i>	3-1-18
1564 Selby Ave	1564 Selby LLC	<i>[Signature]</i>	3-5-18
140 N. SNELLING AVEN.	CHAD RADENBAUGH	<i>[Signature]</i>	3-5-18
149 Snelling Ave N	Nancy Vernon	<i>Nancy Vernon</i>	3-6-18
149 Snelling Av	EUGENE G. MOWATIA	<i>[Signature]</i>	3-6-18
1546 Selby Ave.	Thom Family, LLC	<i>[Signature]</i>	3-12-18
1550 Selby Ave.	Thom Family, LLC	<i>[Signature]</i>	3-12-18
1559 Selby Ave.	Krisnik Holdings LLC	<i>David Krisnik</i>	3/12/18
171-167 Snelling Ave.	HUGOAP, INC	<i>[Signature]</i>	3/12/18
161 SNELLING AVE	PEG WHITE	<i>[Signature]</i>	3/15/18
164 SNELLING AVE.	O'GARA PROPERTIES DANIEL J. O'GARA LLC	<i>[Signature]</i>	4/10/18
164 Snelling Ave	O'GARA Properties Krisnan O'GARA	<i>[Signature]</i>	4/10/18

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 (name of petitioner)
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2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

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DANIEL J. O'GARA to a T3 zoning district.
 (name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1551 HAGUE AVE.	O'GARA PROPERTIES LLC DANIEL J. O'GARA		4/10/18
1557 HAGUE AVE	O'GARA PROPERTIES LLC DANIEL J. O'GARA		4/10/18
1559 HAGUE AVE.	O'GARA PROPERTIES LLC DANIEL J. O'GARA		4/10/18
1551 Hague Ave	O'Gara Properties Kristin O'Gara		4/10/18
1557 Hague Ave	O'Gara Properties Kristin O'Gara		4/10/18
1559 Hague Ave	O'Gara Properties Kristin O'Gara		4/10/18

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CITY OF SAINT PAUL

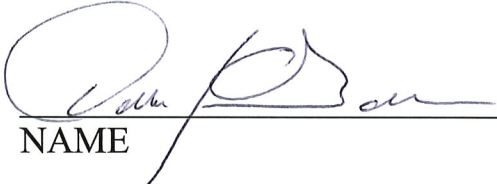
**AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Daniel J. O'Gara, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 3 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.


NAME

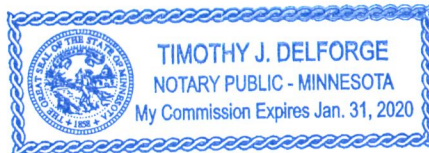
1979 BOARDWALK CT.
ADDRESS
MENDOTA HTS. MN 55118

651-261-6473
TELEPHONE NUMBER

Subscribed and sworn to before me this

17 day of May, 2018.


NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

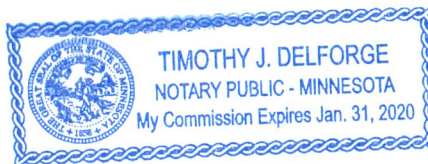
The petitioner, Daniel J. O'Gara, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Daniel J. O'Gara
NAME

1579 BOARDWALK CT
ADDRESS
MINNAPOLIS MN 55118

651-267-6473
TELEPHONE NUMBER

Subscribed and sworn to before me this
17 day of May, 2012.



[Signature]
NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Kristin ^{M.} O'Gara, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

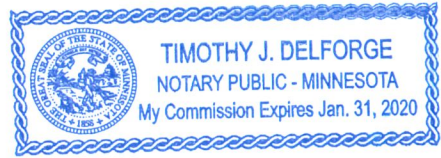
Kristin O'Gara
NAME

1579 Boardwalk Ct
Mendota Hts, MN 55118
ADDRESS

651-452-6473
TELEPHONE NUMBER

Subscribed and sworn to before me this
17 day of May, 2018.

[Signature]
NOTARY PUBLIC





May 21, 2018



Kady Dadlez
Senior City Planner
City of St. Paul – Planning and Economic Development
25 West Fourth Street
St. Paul, Minnesota 55102

**RE: O’Gara’s Mixed-Use Project
Rezoning and Conditional Use Permit Submittal**

Dear Ms. Dadlez:

Ryan Companies is pleased to submit the following applications for the O’Gara’s Mixed Use project located at 164 Snelling Avenue North:

- Rezoning
- Conditional Use Permit for Building Height

The project description, community benefits, parcel addresses within development and project data/zoning summary are summarized below.

Project Description

The O’Gara’s Mixed Use project proposes to add new housing options to the flourishing Union Park neighborhood while revitalizing the brand and facilities of one of St. Paul’s longest standing family owned establishments. The site is located along Snelling Avenue, with frontage along both Selby and Hague Avenues. The properties that make up the site consist of the existing O’Gara’s restaurant and parking lot and three single family homes currently owned by the O’Gara family. The proposed design includes 163 apartment units plus amenity spaces, 4,116 square feet of retail space and 205 parking stalls split amongst the uses.

O’Gara’s has anchored the corner of Snelling and Selby for over 70 years, and we intend to keep it that way. The retail space is being designed specifically for O’Gara’s, and the family has been heavily involved in neighborhood outreach over the past several months. They envision a smaller space with the same feel as their current home, which will be retained by salvaging many interior décor elements and incorporating them into the new space. The exterior design of this prominent corner also carries through the rich masonry character of the original building at street level to retain a beautiful, pedestrian friendly environment. As the building turns the corner onto Hague, the exterior design responds to the quieter, smaller scale urban context with a simple, neutral material palette and massing setbacks.

Ryan Companies
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

ph: 612-492-4000
ryancompanies.com



Community Benefits

- Replacing an underutilized lot with surface parking in order to add new housing options on an active TOD corridor
- Voluntarily providing 3 affordable housing units to lower income neighbors
- Creating workforce opportunities and diverting landfill waste by engaging with Better Futures MN
- Adding stormwater management improvements to a site that currently has no active management
- Creating a significant construction opportunity for our area's union workforce
- Activating streetscape, including repurposing the current unsightly alley in between O'Gara's and Neighborhood Café and adding plantings between the road and sidewalk to create a safer, more visually interesting experience
- Increasing tax base for the City, County, and Schools
- Working with the City of St. Paul to implement a curb design along Snelling Avenue to fit into future median expansion planning
- Car sharing program for neighbors and residents

Parcel Addresses within Development

- 164 Snelling Avenue North (PID: 032823220159)
- 1559 Hague Avenue (PID: 032823220125)
- 1557 Hague Avenue (PID: 032823220126)
- 1551 Hague Avenue (PID: 032823220127)

Project Data/Zoning Summary

- Existing Zoning Designations
 - 164 Snelling Avenue North: T2
 - 1551, 1557 and 1559 Hague Avenue: RT1
- Proposed Zoning Designation: T3
- Building Type within T3 Zoning District: Mixed Use
- Proposed Uses
 - Mixed residential and commercial use: Permitted
 - Professional office (coworking space): Permitted
 - Bar: Permitted
 - No CUP required because proposed bar is less than 5,000 SF in floor area
- New Parcel Area = 53,465 SF
- Gross Floor Area = 138,880 SF
- Floor Area = 134,265 SF
- FAR = 2.51
- Maximum Building Height = 62 feet

Ryan Companies
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

ph: 612-492-4000
ryancompanies.com



- Submitting a CUP to go above 55 feet, specifically to a maximum height of 62 feet
- Building Height Along Side and Rear Property Lines Abutting RL-RT2
 - We are requesting a CUP to go above the 25 foot height limit for the stretch of building frontage along Hague Avenue that is across from the 4 lots zoned RT1. These lots are on the opposite (south) side of the street from our development. We have a zero foot setback along the Hague property line. Our building will have a maximum height of 62 feet along this frontage.
 - The property adjacent to the east of our property is zoned RT1 as well. Our building design meets the criteria for building height along a property line abutting RT1 by setting back the building from the property line. We have 2 height tiers on the east side of the building (see the South Elevation on Sheet A301).
 - Level 1 has a height of 18 feet, which is less than the 25 foot height restriction.
 - The roof will have a maximum height of 60 feet. The east end of the roof is about 36 feet from the RT1 property line.

$$\text{Allowable Height} = 25 \text{ ft} + \left(36 \text{ ft} * \frac{1 \text{ ft height}}{1 \text{ ft setback}} \right) = 61 \text{ ft}$$

- Number of Residential Dwelling Units = 163
 - Number of Affordable Units = 3 at 60% of AMI
- Commercial GFA
 - Bar = 4,116 SF
 - Office/Coworking Space = 2,000 SF
- Requested Building Information
 - Type of Construction
 - Levels P1 and 1: Type 1A – Primary Occupancy R-2 (Multi-Family Residential)
 - Levels 2 – 5: Type 5A
 - Sprinklers will be provided.



- Off-Street Parking
 - The off-street parking provided for different uses is separated. The commercial parking is on an exterior structured lot that is accessed off of Snelling Avenue North. The residential parking is in two areas: one level of below grade parking and one level of parking located behind the town home units on the ground floor. Both residential parking areas are accessed off of Hague Avenue.
- Off-Street Parking – Multi-Family

Table 1: Required Multi-Family Parking

Use	Requirement	# Units	# Stalls Required
Alcove, Micro, Studio (1 Room)	1 Stall per Unit	70	70
One Bedroom (2 Room)	1 Stall per Unit	57	57
Two Bedroom (3 Room)	1.5 Stalls per Unit	36	54
Total		163	181

Table 2: Provided Multi-Family Parking

Type	Level P1	Level 1	Total (per code)
Standard	82	17	99
Compact	24	32	56
Accessible	3	2	5
Total	109	51	160

* These numbers exclude the 15 tandem stalls provided on Level P1.

- Per Section 66.342 of the Zoning Code, the minimum off-street parking requirement may be reduced by up to 25% in a T3 zoning district. We are reducing the parking by less than 25%, so we are compliant.

$$\text{Required Parking} = 181 * 0.75 = 136$$

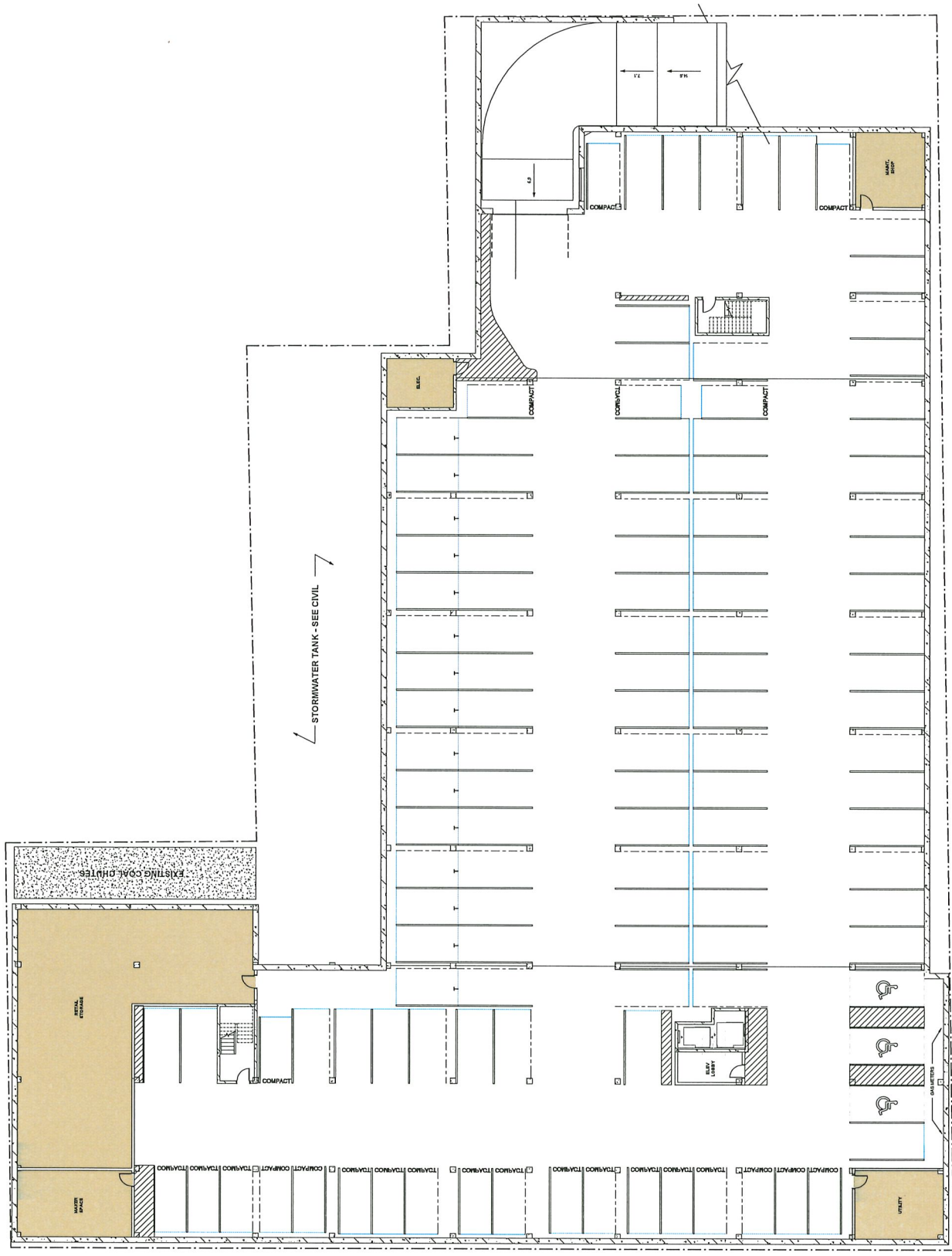


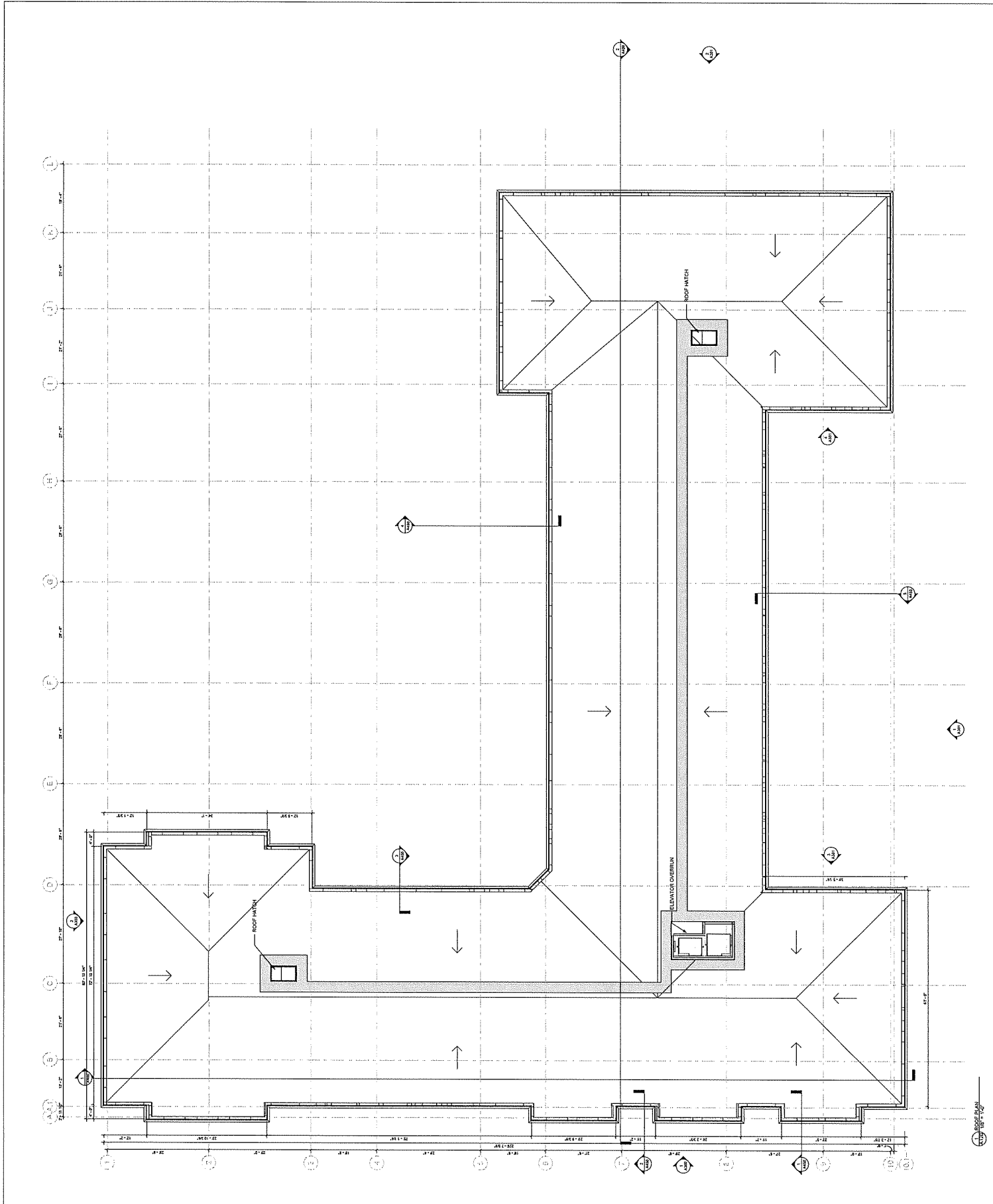
- Off-Street Parking – Commercial
 - Required Stalls
 - Bar = $4,116 \text{ SF} \times 1 \text{ stall} / 150 \text{ SF} = 26.97 = 27 \text{ stalls}$
 - Office/Coworking = $2,000 \text{ SF} \times 1 \text{ stall} / 400 \text{ SF} = 5 \text{ stalls}$
 - Provided = 30 stalls
 - Per Section 63.210 of the Zoning Code, bicycle parking may be substituted for up to 10% of the minimum off-street parking requirement by installing 4 secure bicycle racks for each 1 parking stall.
 - $32 \text{ stalls} \times 10\% = 3.2 \text{ (round down)} = 3 \text{ stalls}$
 - 2 stalls < 3 stalls (10 % reduction)
 - 2 stalls * 4 spaces/stall = 8 secure bicycle spaces
 - We are providing 4 extra bike racks to achieve this (2 spaces/rack)
 - 11 stalls < 18 stalls (10% reduction)
 - Total Stalls (Provided + Credit) = 32
- Bicycle Parking – Residential
 - Required = 1 secure bicycle space per 14 dwelling units = $163 / 14 = 11.64 = 12$
 - We have not confirmed how many secure bicycle spaces will be provided in the residential parking garages, but it will be more than 12.
- Bicycle Parking – Commercial
 - Required = $32 \text{ stalls} \times 1 \text{ secure bicycle stall} / 20 \text{ stalls} = 1.6 \text{ (disregard fraction)} = 1$
 - Provided = 10 secure bicycle spaces (5 racks)

Please do not hesitate to contact me with any questions regarding this submittal or if additional information is needed. Electronic copies will be available for download from a Ryan Companies file sharing site.

Sincerely,

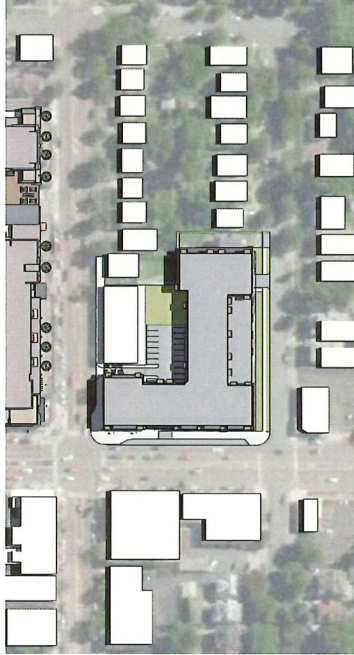
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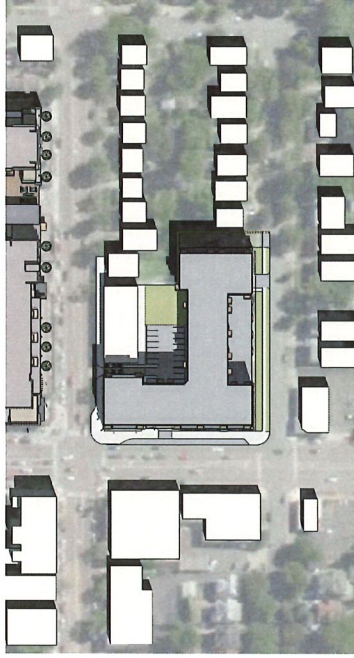




SUMMER SOLSTICE - 9 AM



SUMMER SOLSTICE - NOON



SUMMER SOLSTICE - 3 PM



EQUINOX - 9 AM



EQUINOX - NOON



EQUINOX - 3 PM



WINTER SOLSTICE - 9 AM



WINTER SOLSTICE - NOON



WINTER SOLSTICE - 3 PM

O’Gara’s Mixed Use Development



164 Snelling – O’Gara’s to be rezoned



O’Gara’s parking lot to be rezoned



1559 Hague to be rezoned



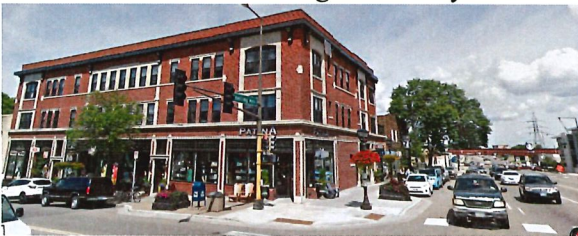
1557 and 1551 Hague to be rezoned



Northeast corner Snelling and Selby



Southwest corner Selby and Snelling



Northwest corner of Selby and Snelling



West side of Snelling across from development site



Southwest corner of Snelling and Hague



Southeast corner of Snelling and Hague



Homes next door to those to be rezoned



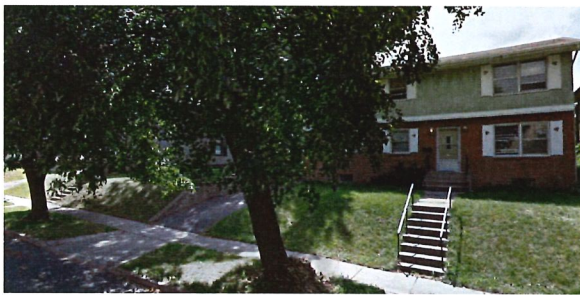
Home of north side of Hague



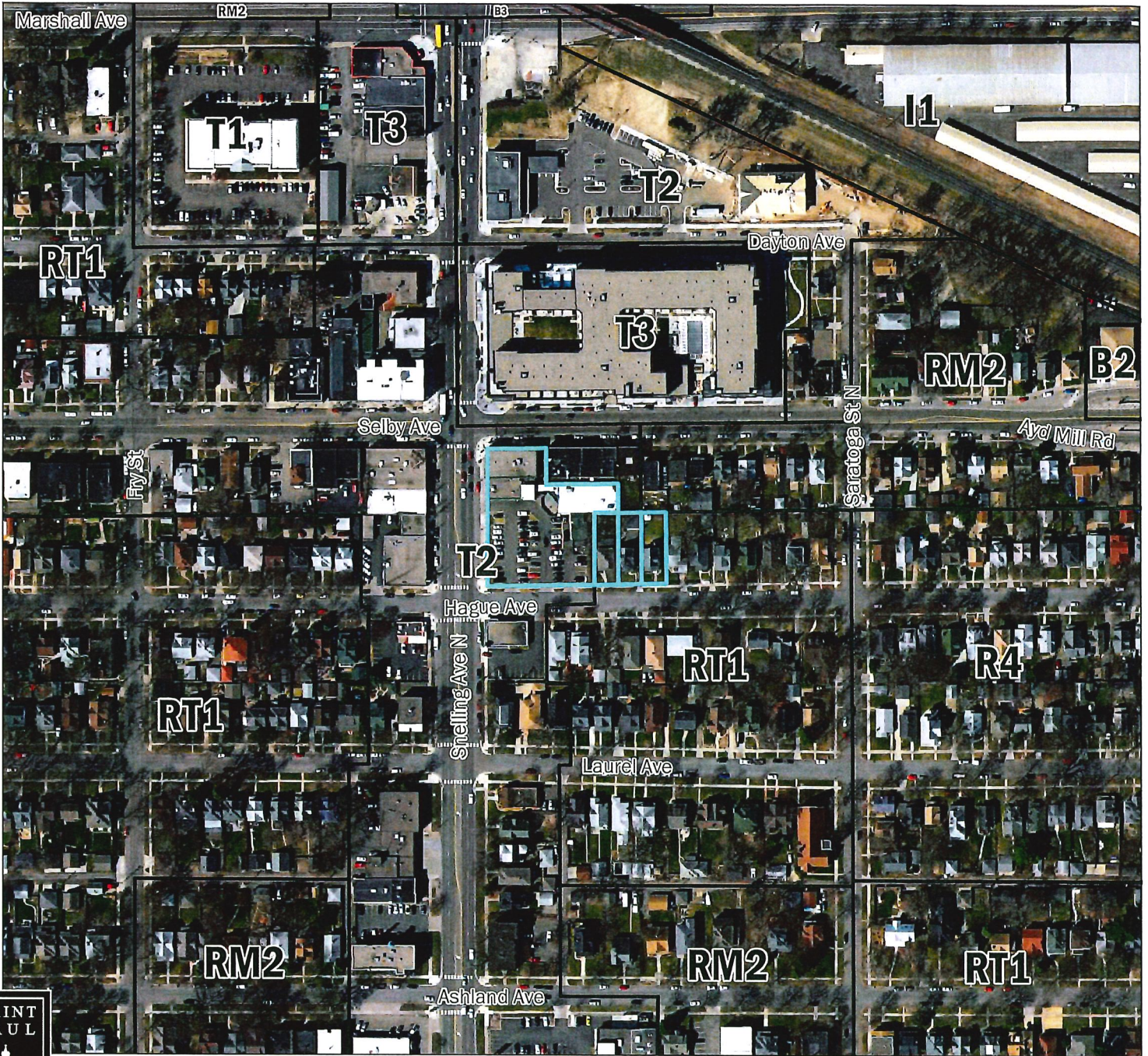
Homes south side of Hague



Homes on south side of Hague



Homes on south side of Hague



FILE #18-065972 | AERIAL MAP
Application of Daniel O' Gara

Application Type: Rezoning
 Application Date: May 21st, 2018
 Planning District: 13

Subject Parcels Outlined in Blue



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FILE #18-065972 | LAND USE MAP
Application of Daniel O' Gara

Application Type: Rezoning
 Application Date: May 21st, 2018
 Planning District: 13



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Subject Parcels Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #18-065972 | ZONING MAP
Application of Daniel O'Gara



Application Type: Rezoning
 Application Date: May 21st, 2018
 Planning District: 13

Subject Parcels Outlined in Blue

- | | | | |
|-------------------------|-----------------------------|-----------------------------------|------------------------------|
| RL One-Family Large Lot | RM3 Multiple-Family | BC Community Business (converted) | I3 Restricted Industrial |
| R1 One-Family | T1 Traditional Neighborhood | B2 Community Business | F1 River Residential |
| R2 One-Family | T2 Traditional Neighborhood | B3 General Business | F2 Residential Low |
| R3 One-Family | T3 Traditional Neighborhood | B4 Central Business | F3 Residential Mid |
| R4 One-Family | T3M T3 with Master Plan | B5 Central Business Service | F4 Residential High |
| RT1 Two-Family | T4 Traditional Neighborhood | IT Transitional Industrial | F5 Business |
| RT2 Townhouse | T4M T4 with Master Plan | ITM IT with Master Plan | F6 Gateway |
| RM1 Multiple-Family | OS Office-Service | I1 Light Industrial | VP Vehicular Parking |
| RM2 Multiple-Family | B1 Local Business | I2 General Industrial | PD Planned Development |
| | | | CA Capitol Area Jurisdiction |