

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Francesco O’Ryan **FILE #:** 19-003-542
 2. **APPLICANT:** Francesco O’Ryan **HEARING DATE:** January 31, 2019
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 786 University Ave W, SE corner at Avon
 5. **PIN & LEGAL DESCRIPTION:** 35.29.23.42.0200, Chute Brothers Division No. 9 Addition, Lots 13, 14, and 15
 6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** § 61.501
 8. **STAFF REPORT DATE:** January 24, 2019 **BY:** Kowsar Mohamed
 9. **DATE RECEIVED:** January 10, 2019 **60-DAY DEADLINE FOR ACTION:** March 11, 2019
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- A. **PURPOSE:** Conditional use permit for a reception hall/rental hall
- B. **PARCEL SIZE:** 121 ft. of frontage on Avon Street x 114.8 ft. frontage on University Avenue = 13,890.8 sq. ft.
- C. **EXISTING LAND USE:** Food and related good sales (Injera Bakery)/Retail (Furniture store)
- D. **SURROUNDING LAND USE:**
 - North: Commercial (T2)
 - East: Mixed Use Commercial and Residential (T2)
 - South: One- Family Residential, Two- Family Residential (RT1)
 - West: Commercial (T2)
- E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.207(b) reduces the minimum parking requirement by 100% within one-quarter mile of University Avenue. There are currently 14 surface parking stalls, which will remain, and no additional parking proposed.
- G. **HISTORY/DISCUSSION:** 786 University Avenue W is a one-story commercial building that was originally constructed in 1926.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 8 Council had not taken a position on the conditional use permit application at the time the staff report was written.
- I. **FINDINGS:**
 1. The site is located in the Summit-University neighborhood and is within the Victoria Station Area. The applicant is seeking a conditional use permit in order to convert the retail portion of the building to a reception/rental hall. According to the materials submitted by the applicant, they intend to use the rental hall to host various community gatherings, corporate meetings, and other events.
 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 reception hall/rental hall to host a variety events and community gatherings is consistent with the intent of the T2 traditional neighborhood district and the use meets several policies from the Comprehensive Plan, Summit-University (District 8) Plan, and Victoria Station Area Plan. The property is located within a Mixed-Used Corridor as identified in the Saint Paul Comprehensive Plan. The proposed is consistent with strategies LU 1.46 which calls for encouraging the expansion of compact commercial areas in neighborhood centers and Mixed-Use Corridors to further the objectives of both categories of neighborhoods and policy LU 1.49 which calls for continuing to promote principles of

traditional urban form in the design of new or renovated commercial buildings. The proposed use is also consistent with the following policies from the Victoria Station Area Plan:

4.1.2 (a) A greater mix of uses should be encouraged along the edges of the Avenue where they afford an easy connection to public transit, and benefit from the visibility and profile of being located on a major transportation corridor.

4.1.2 (f) Developments within the Priority Active Frontage should provide entrances and spaces for active uses at grade to support greater levels of activity adjacent to the LRT.

4.3. (b) Discourage new surface parking fronting on University, which detracts from the vitality and pedestrian-friendly "main street" character of the Avenue.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The site plan submitted with this application indicates that 14 existing surface parking spaces on the west side of the building will remain. There are curb cuts off of University Avenue and off of Avon Street, which will provide adequate ingress and egress from the site.*
- (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 use will not be detrimental to the existing character of development. The property is located on a on a mixed-use corridor that has expanded with transit-oriented uses along University Avenue. The proposed use for a reception hall/rental hall will not threaten the public health, safety, and general welfare.*
- (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 proposed use will not prevent the development and improvements of the neighboring properties in the area, nor will it affect the development and improvement of the commercial and residential uses in the surrounding districts.*
- (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 complies with applicable regulations for the proposed use and the T2 zoning district.*

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a reception hall/rental hall subject to the following additional condition:

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.



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 #: 19-003542
 Fee: 840⁰⁰
 Tentative Hearing Date: 1-31-19

PD-8

#352923420200

APPLICANT

Name FRANCESCO O'RYAN Email francescooryan@yahoo.com
 Address 809 MARYLAND AVENUE W.
 City ST. PAUL State MN Zip 55117 Daytime Phone 651-214-2584
 Name of Owner (if different) _____
 Contact Person (if different) RYAN GRUNKLEE Phone 612-325-4234

PROPERTY LOCATION

Address/Location 786 UNIVERSITY AVE. W. ST. PAUL, MN 55104
 Legal Description LOT 13 OF CHUTE BROTHERS DIVISION, No. 9
LOTS 13, 14 and 15 Current Zoning T2
 (attach additional sheet if necessary) SEE RAMSEY CITY TAX LOOK UP PID # 352923420200

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 61, Section 501, 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.

DESCRIPTION OF PROPOSED USE:

- VARIOUS COMMUNITY EVENTS, CORPORATE MEETING/EVEN
- HOURS OF OPERATION - 8.00 a.m. - 2.00 a.m.
- FREQUENCY OF USE - 7 DAYS / WEEK
- PARKING - 15 PARKING SPACES + STREET PARKING
- FOOD SERVICE - ON/OFF SITE CATERING
- WILL BE A GOOD NEIGHBOR WHEN IT COMES TO NOISE, SMELLS, E.T.C

Required Site Plan is attached

CK 2002
840⁰⁰

Applicant's Signature Francesco O'Ryan Date 1/9/19 City Agent pdd



HJS ARCHITECTURE

889 PIERCE BUTLER ROUTE, SUITE D
ST. PAUL, MINNESOTA 55104
EMAIL: HANS@HJSARCHITECTURE.COM
PHONE: 612-251-6915
WEB: WWW.HJSARCHITECTURE.COM

January 10, 2019

Paul Dubruel, Planning & Economic Development
Conditional Use Permit Application – CUP Zoning Compliance
1400 CHA 25 W. 4th St.
St. Paul, MN 55102

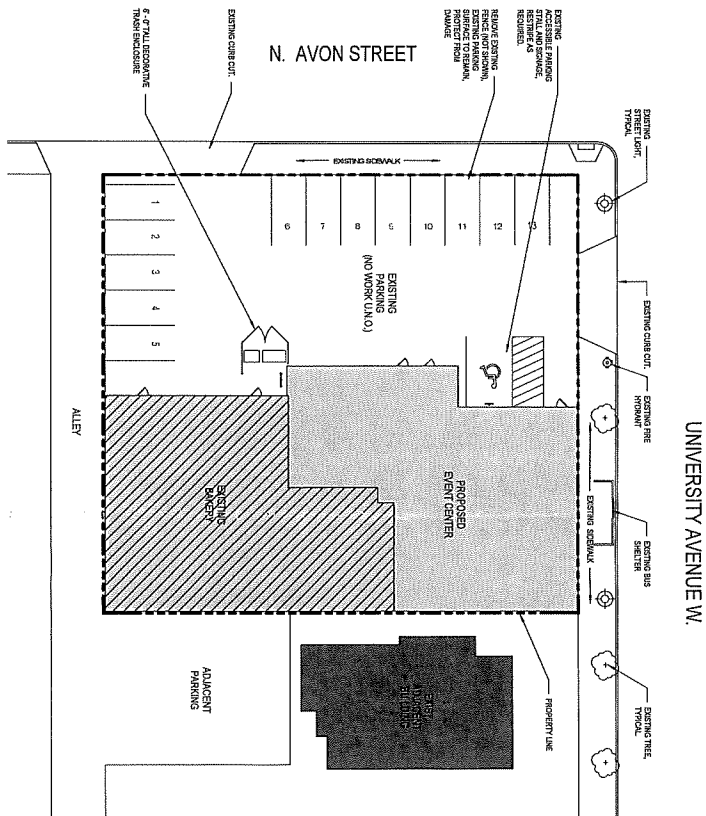
O’Ryan Event Center
786 University Avenue W
St. Paul, MN

The following letter is in response to request for explanation of zoning compliance regarding the Conditional Use Permit application for the proposed O’Ryan Event Center, located at 786 University Ave W. Please note that cited zoning sections are shown below in grey text for clarity.

Sec. 61.501. - Conditional use permit, general standards.

- 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. **To the best knowledge of the Building Owner + design team, the proposed Project, as described in the conditional use permit application, is in compliance with the City’s comprehensive plan and applicable general standards.**
- B. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. **The existing parking lot (14 surface stalls) is to remain unchanged. This project does not propose additional site parking nor additional automotive ingress and egress from the existing parking lot. The property is located on University Ave W, located directly along the light rail corridor. Subsequently, additional surface parking is neither required by the Owner’s proposed program nor Zoning regulation.**
- 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. **The Owner intends to make capital improvements which will beautify the property while maintaining the existing scale and historic architectural character of the existing 1926 building. The proposed reception Hall intends to host a variety of community and business-related events such as weddings, conferences and community gatherings. These gatherings will be well-managed and operated within the conditions of the permit to ensure the project is a positive asset to the community.**
- D. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **The proposed venue will not impede the normal and orderly development on neighboring properties and will be operated according to the conditions set forth in the permit. A Reception hall will be a positive addition to the neighborhood in terms of further activating community life along the University Avenue corridor and providing a safe gathering space to the surrounding community.**
- E. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. **The proposed venue will be a Reception hall/rental hall. Reception hall/rental requires a conditional use permit in a T2, traditional neighborhood district. In addition to the conditional use permit, the Owner + design team will engage all required authorities having jurisdiction in regards to their respective aspects of project regulation to ensure the health, safety and welfare of the community.**

Ryan Grunklee, Architect
(Owner Contact for the Conditional Use Permit Application)
Phone: 612.325.4234
Email: ryan@HJSarchitecture.com



UNIVERSITY AVENUE W.

N. AVON STREET



ZONING SITE INCORPORATION

ZONE DISTRICT: 12 TRADITIONAL NEIGHBORHOOD
 ZONE LOT SIZE: 0.32 ACRES
 PRIMARY USE: COMMERCIAL
 SPECIFIC USES: EXISTING BAKERY (NO CHANGE)
 PROPOSED EVENT CENTER (CHANGE OF USE)
 BY USE #11 (CORN)
 EXISTING BAKERY: 3,481 GSF
 PROPOSED EVENT CENTER: 1,817 GSF
 EXISTING FOOTPRINT: 7,728 SF TOTAL
 BUILDING HEIGHT: 1 STORY ABOVE GRAVE
 TO EXIST PARAPET = 4'-0" ±
 TO EXIST UNDOORABLE = 12'-0" ± TOTAL HEIGHT
 + 102 EXIST UNDOORABLE = 18'-0" ± TOTAL HEIGHT

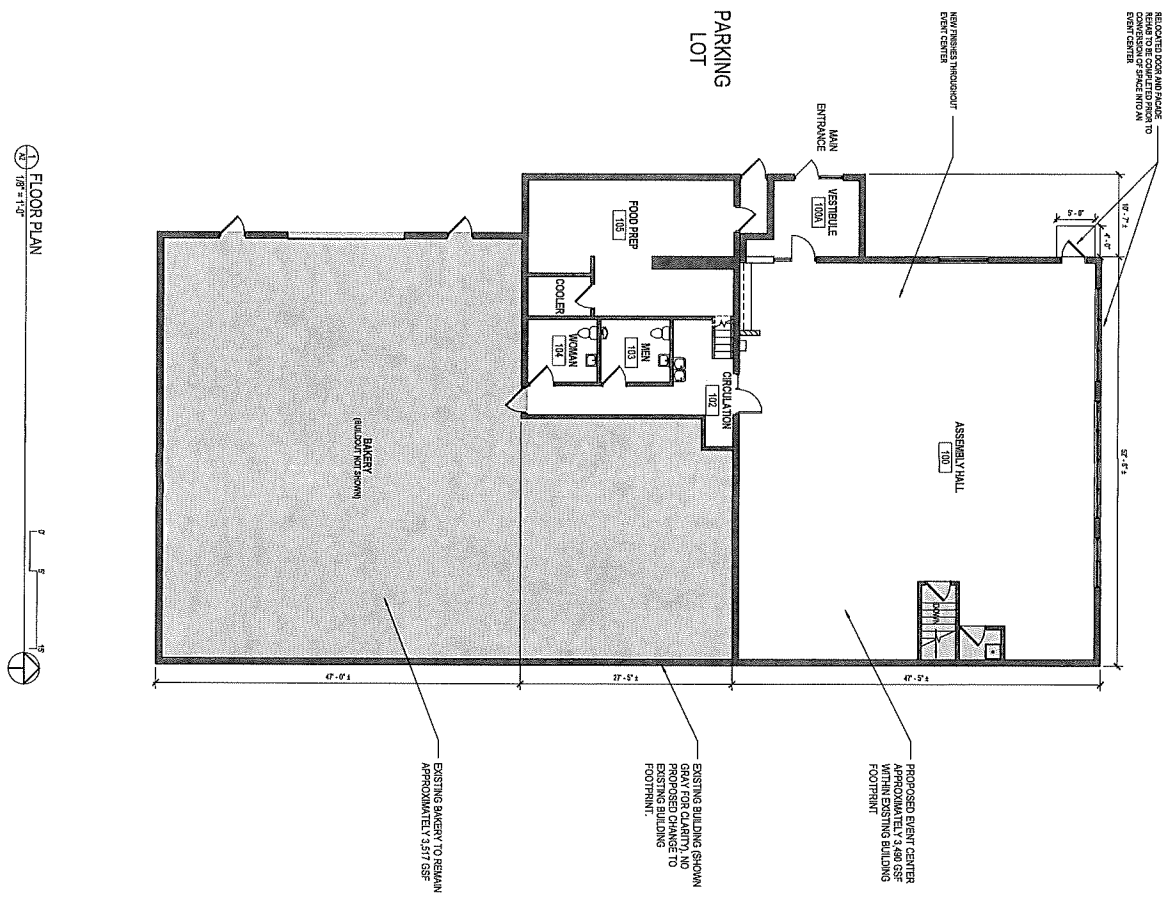
NOTES: THIS PROJECT IS EXEMPT FROM PARKING REQUIREMENTS DUE TO ITS PROXIMITY TO THE LIGHT RAIL AND TO COMPENSATE FOR THE REDUCED ACCESSIBLE PARKING CALCULATED BASED ON NUMBER OF PROVIDED PARKING SPACES.
 THE BELOW PARKING COUNTS ARE TOTALS FOR ENTIRE EXIST. DEVELOPMENT:
 STANDBY PARKING SPACES PROVIDED: 13 (EXIST.)
 ACCESSIBLE PARKING SPACES PROVIDED: 1 (EXIST.)
 TOTAL PARKING SPACES PROVIDED: 14 (EXIST.)

786 Building - Facade Renovation
 786 UNIVERSITY AVE W
 ST. PAUL, MN

HjS ARCHITECTURE
 889 Pierce Butler Route, Suite D
 St. Paul, Minnesota 55104
 T: 612-325-4234
 Email: ryan@hjsarchitecture.com
 Web: www.hjsarchitecture.com

PRELIMINARY
 NOT FOR CONSTRUCTION
 1/10/19

A1
 SITE PLAN



FLOOR PLAN
1/8" = 1'-0"

O'Ryan Event Center
786 UNIVERSITY AVE W
ST. PAUL, MN

HJS ARCHITECTURE
889 Pierce Butler Route, Suite D
St. Paul, Minnesota 55104
T: 612-325-4334
Email: ryan@hjsarchitecture.com
Web: www.hjsarchitecture.com

PRELIMINARY
NOT FOR CONSTRUCTION
1/10/19

A2
FLOOR PLAN

Project Number: 15-001
Revision: 1
Date: 1/10/19
Scale: 1/8" = 1'-0"

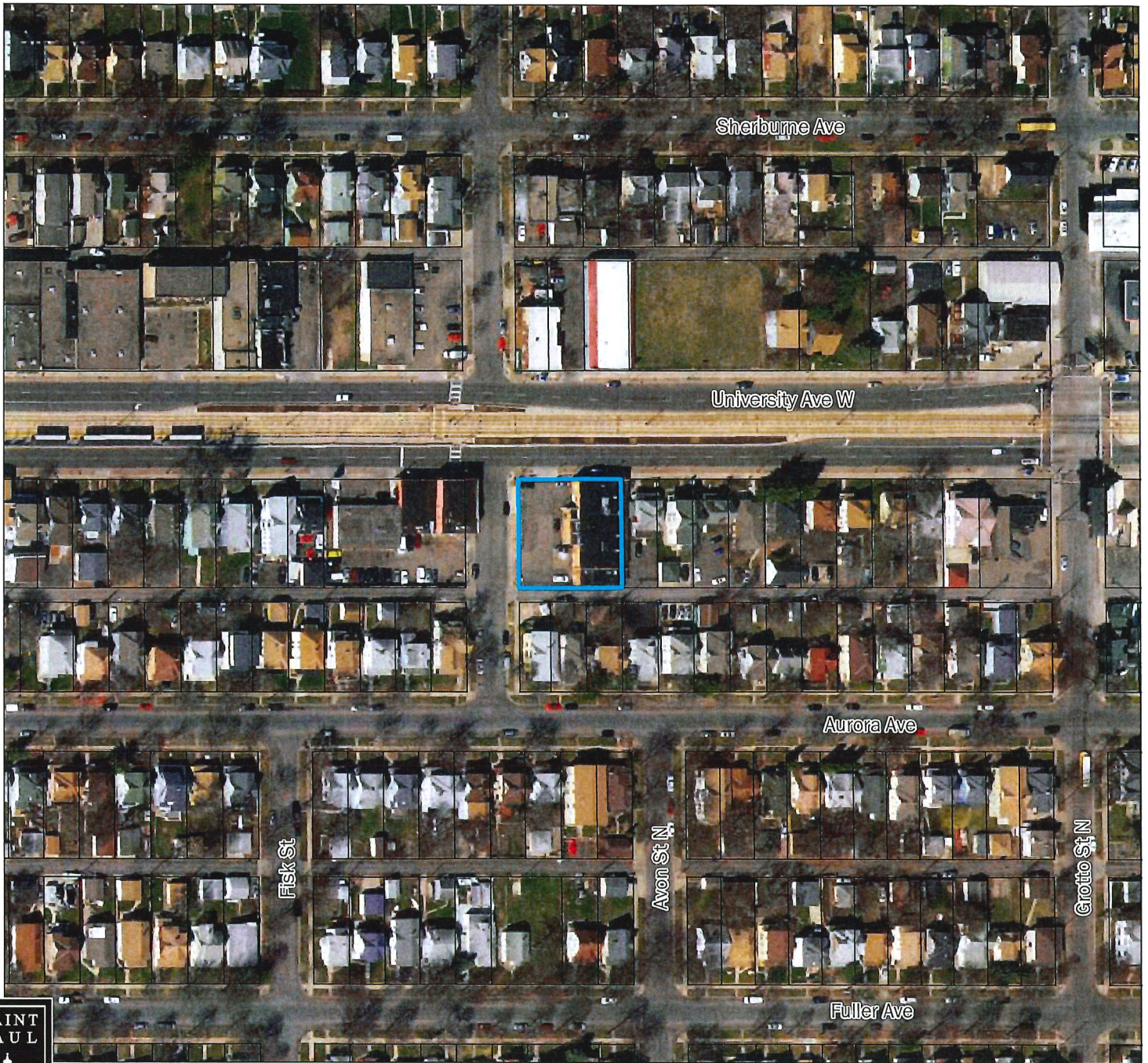
Checked By: [Signature]
Drawn By: [Signature]

Project Name: O'Ryan Event Center
Project Location: 786 University Ave W, St. Paul, MN
Project Status: Preliminary

Client: [Name]
Contact: [Name]
Phone: [Number]
Email: [Address]

Architect: HJS Architecture
Address: 889 Pierce Butler Route, Suite D, St. Paul, MN 55104
Phone: 612-325-4334
Email: ryan@hjsarchitecture.com
Web: www.hjsarchitecture.com





FILE #19-003542 | AERIAL MAP
Application of East African Ingera LLC

Application Type: CUP
Application Date: January 10, 2019
Planning District: 8

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #19-003542 | ZONING MAP
Application of East African Ingera LLC

Application Type: CUP
 Application Date: January 10, 2019
 Planning District: 8



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Subject Parcel 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 |



FILE #19-003542 | LAND USE MAP
Application of East African Ingera LLC

Application Type: CUP
 Application Date: January 10, 2019
 Planning District: 8



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Subject Parcel 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 | |