

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Raymond Station LLC Mixed Use Building **FILE #** 19-020-233
  2. **APPLICANT:** Raymond Station LLC **HEARING DATE:** April 11, 2019
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 2250 University Ave W, SW corner of University and Hampden
  5. **PIN & LEGAL DESCRIPTION:** 322923120015, LOT 83 AND THE NELY 125' of SELY 87' OF LOT 82, HEWITTS OUTLOTS
  6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T3
  7. **ZONING CODE REFERENCE:** §66.331(g); §63.102; §61.501, §61.502
  8. **STAFF REPORT DATE:** April 4, 2019 **BY:** Anton Jerve
  9. **DATE RECEIVED:** March 19, 2019 **60-DAY DEADLINE FOR ACTION:** May 18, 2019
- 

- A. **PURPOSE:** Conditional use permit (CUP) for mixed-use building height: 55' allowed by right; 90' allowed with CUP; 83' proposed (86' 5" for elevator overrun)
- B. **PARCEL SIZE:** 41,817sf (Irregular lot with 187 feet of frontage on University Avenue)
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
  - North: Multi-family residential (T3)
  - East: Commercial (IT)
  - South: Industrial (I2)
  - West: Commercial/Industrial (T3)
- E. **ZONING CODE CITATION:** §66.331(g) provides for building height above 55' with a conditional use permit in T3 districts. §63.102 establishes application of height limits. §61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code §63.207 requires a minimum of 0 spaces at this location.
- G. **HISTORY/DISCUSSION:** There is no zoning history for this project. The project is in the University-Raymond Commercial Historic District and was approved through the Saint Paul Heritage Preservation Commission (File #19-011) on March 25, 2019. The existing uses were established after the period of significance for the district and are not contributing buildings. Per §66.331(g), the planning commission may require a shadow study when reviewing a CUP for height. Because shadows will primarily be cast on University Avenue and the right of way is 120' here, no impacts are anticipated and therefore a shadow study is not recommended in this case.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council supports approval of the CUP for additional height.
- I. **FINDINGS:**
  1. The application is for a six- and seven-story, mixed-use building. The T3 zoning allows a building height of 55' by right, and 90' is allowed with a CUP; 83' is proposed for the building with 86' 5" for the elevator overrun. Structures for elevators are not typically counted toward building height, but can be considered by the planning commission when reviewing a CUP for height.
  2. §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 property is within the Raymond Station Area Plan boundary. The plan defines this location as part of the "Raymond Historic Village" Future Character Area. The use is in conformance with the Plan, particularly Section, 4.1.1 Built Form:

*New development should fit with its surroundings.*

*a) New development along University Avenue should be 2 to 6 residential stories in height with transitions that respect the existing scale and character of the historic buildings along the street. The northeast corner exhibits potential for taller building heights, and could reach 6-8 stories if setback from the intersection on a 3-4 story podium-type building.*

*b) New development should ensure that buildings have strong street presence along University, Charles and Myrtle. Buildings along Myrtle and Charles may step down to two stories.*

- (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. Automobile ingress and egress for commercial uses will be through an existing easement off University Avenue and entrance off Hampden Avenue. Residential automobile and service ingress and egress will be on Myrtle Avenue. These entry points will minimize traffic congestion in public streets by differentiating traffic. It will also minimize conflicts with pedestrian traffic on sidewalks.*
- (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 be complimentary to the existing character of the development in the immediate neighborhood. The immediate development is a mix of uses and building types and heights. The use is within the Local Heritage Preservation District, University-Raymond Commercial Historic District. The project was approved through the Saint Paul Heritage Preservation Commission (HPC) with 18 conditions related to building design. No HPC conditions were related to building height. The HPC conditioned approval ensures a compatible character to the district.*
- (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 development of surrounding uses allowed in their respective zoning 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 project has been through the site plan review process and was determined to generally conform to all applicable regulations. Under §66.331(g) additional step-backs of one foot for every two and a half feet above 75' are required. This condition is met.*

**J. STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit (CUP) for mixed-use building height: 55' allowed by right; 90' allowed with CUP; 83' proposed (86' 5" for elevator overrun) subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plans submitted and approved as part of this application in addition to the conditions of the HPC approval on March 25, 2019.

**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 #:

Fee:

Tentative Hearing Date:

**APPLICANT**

Name Raymond Station LLC Email raysmartliving@gmail.com  
Address 2323 Charles Avenue, Suite 100  
City Edina State MN Zip 55114 Daytime Phone 763-633-7286  
Name of Owner (if different) BRAD JOHNSON  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 2250 University Ave / 731 Hampden / 2264 University  
Legal Description See attached property survey.  
\_\_\_\_\_  
Current Zoning T3  
(attach additional sheet if necessary)

**TYPE OF PERMIT:**

Application is hereby made for a Conditional Use Permit under provisions of

Chapter 66, Section 66.331, Paragraph (g), 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 applicant is requesting a height variance of 86'-5" (for elevator overrun) and 83'-0" (for base building) along Hampden Ave. The elevator overrun is setback 15' and the base building is setback 5' from the property line along Hampden. Based on the zoning ordinance the 66.331 (g) the required stepping of 1' for every 2.5' of height over 75' indicates that the building complies.

The applicant is also requesting a height variance of 83'-0" (for base building) along Myrtle Ave with a setback 3'-6" from the property line. Based on section 66.331, the additional 8' of height over 75' with a setback of 3'-6" indicates that the building complies with the zoning.

☐ Required Site Plan is attached

Applicant's Signature

Date

3/14/19

City Agent



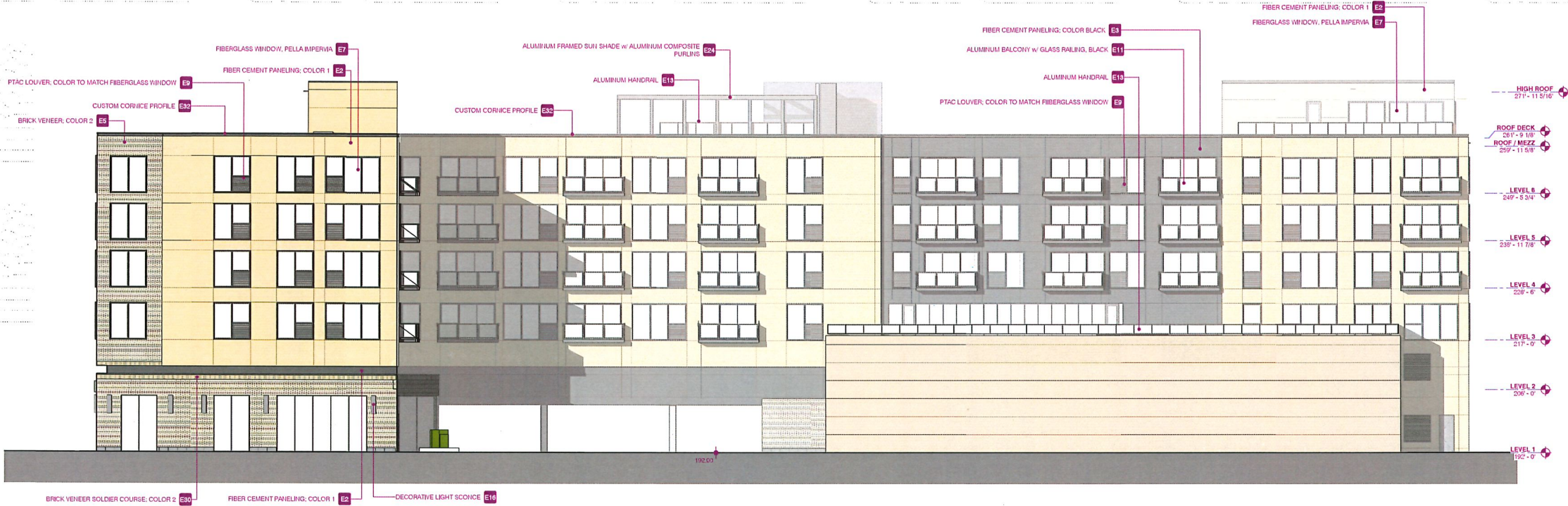
KEYNOTES:

- E2 FIBER CEMENT PANELING, COLOR 1
- E3 FIBER CEMENT PANELING, COLOR BLACK
- E1 BRICK VENEER, COLOR 1
- E5 BRICK VENEER, COLOR 2
- E8 ARCHITECTURAL CAST STONE, COLOR 1
- E7 FIBERGLASS WINDOW, PELLA IMPERVA
- E8 FIBERGLASS SLIDING DOOR SYSTEM, PELLA IMPERVA
- E9 PTAC LOUVER, COLOR TO MATCH FIBERGLASS WINDOW
- E10 BLACK ANODIZED ALUMINUM STOREFRONT
- E11 ALUMINUM BALCONY w/ GLASS RAILING, BLACK
- E12 INTERNALLY LIT BUILDING SIGNAGE
- E13 ALUMINUM HANDRAIL
- E14 HOLLOW METAL DOOR, PAINTED
- E16 DECORATIVE LIGHT SCIENCE
- E21 ALUMINUM JULIET BALCONY w/ GLASS RAILING, WHITE
- E21 ALUMINUM FRAMED SUN SHADE w/ ALUMINUM COMPOSITE PURLINS
- E20 BRICK VENEER SOLDIER COURSE, COLOR 2
- E11 BRICK VENEER SOLDIER COURSE, COLOR BLACK
- E32 CUSTOM CORNICE PROFILE

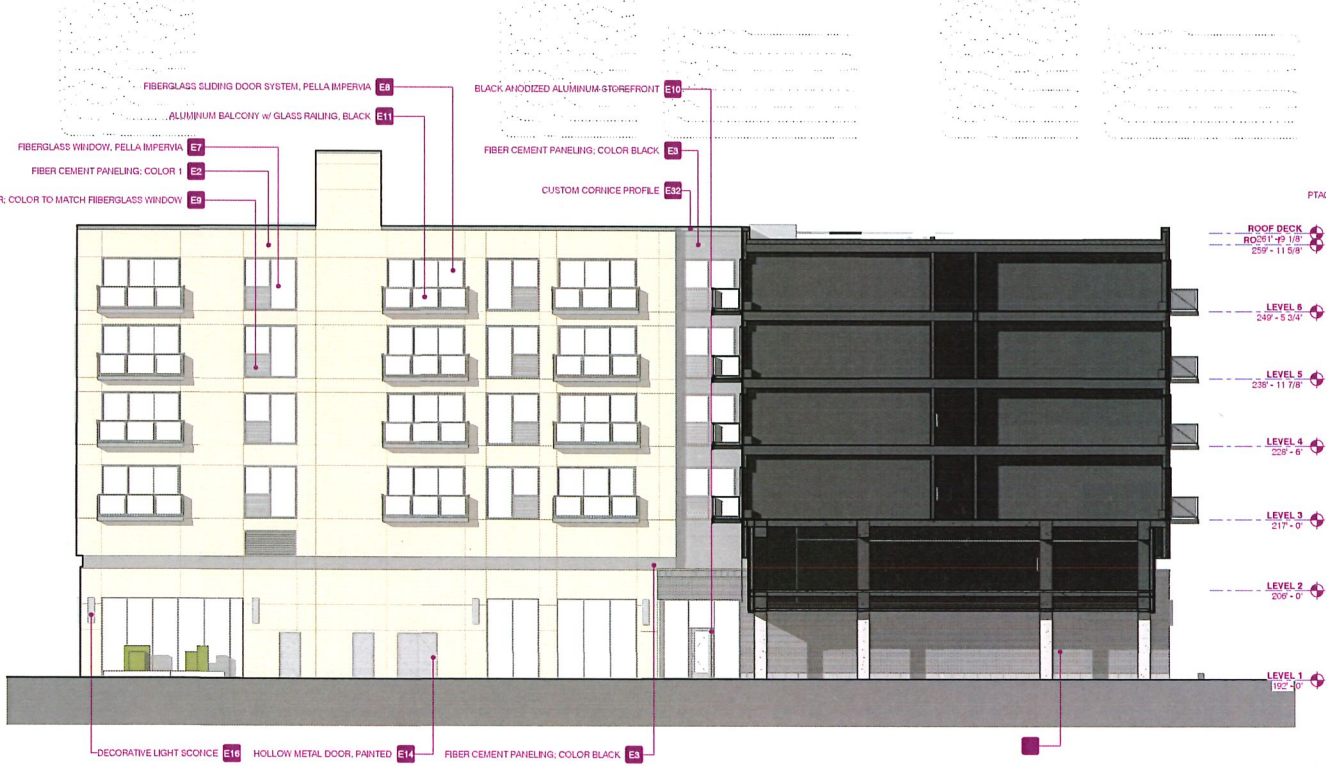
GENERAL NOTES:

- 1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

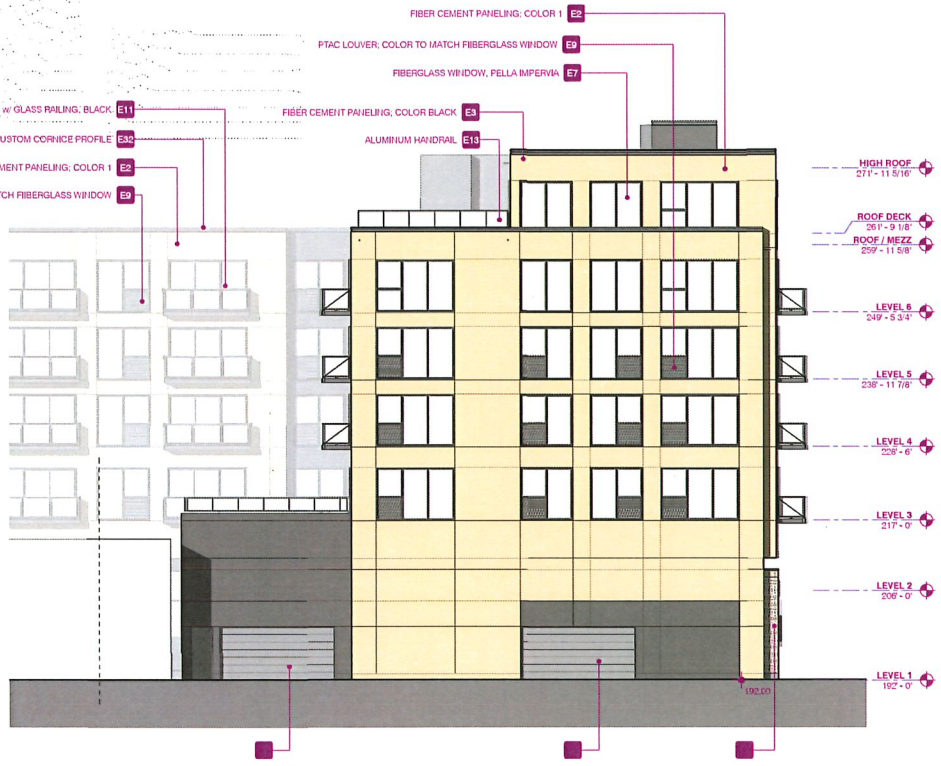
MODIFY FOR YOUR PROJECT



3 WEST ELEVATION  
A302 3/32" = 1'-0"



2 SOUTH ELEVATION 2  
A302 3/32" = 1'-0"



1 MYRTLE AVENUE ELEVATION (SOUTH)  
A302 3/32" = 1'-0"

Raymond Station

2550 University Ave  
St. Paul, MN 55114

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201 NORTH THIRD STREET, SUITE 100, MINNEAPOLIS, MN 55401

CONSULTANT

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REVISIONS

DATE 2/15/2019  
PROJECT # 18-0033  
PHASE CUP  
DRAWN BY Author  
CHECKED BY Checker

BUILDING  
ELEVATIONS

A302



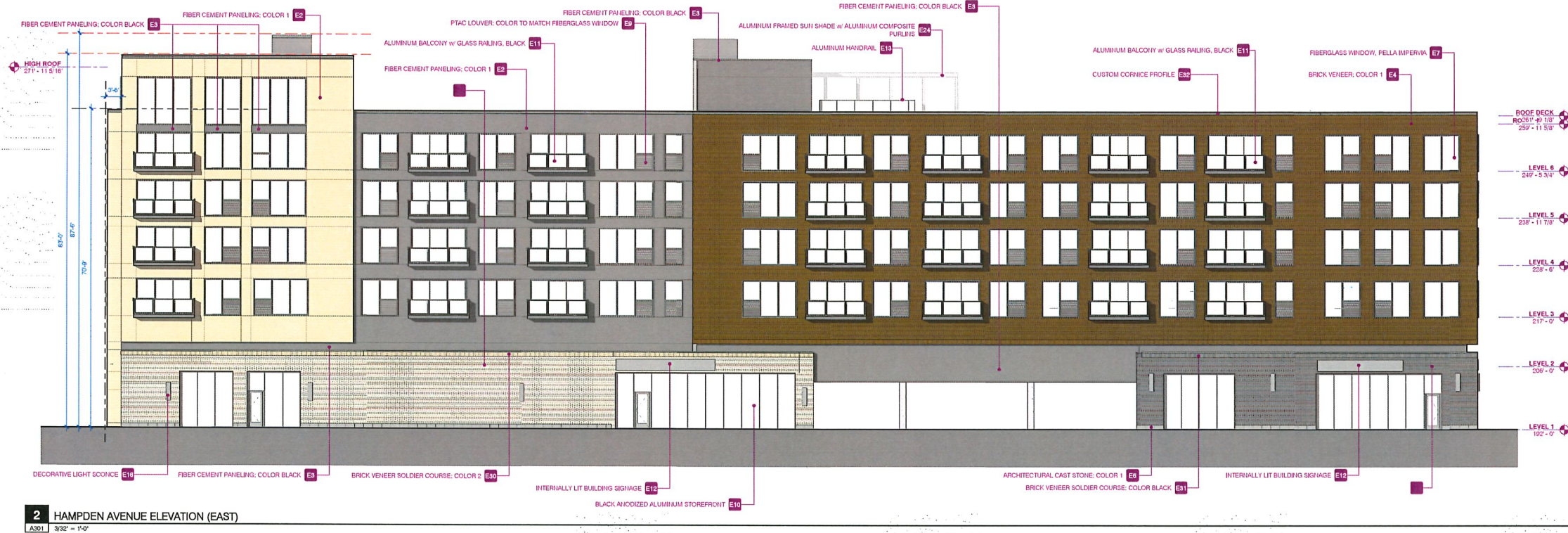
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E3 FIBER CEMENT PANELING, COLOR BLACK  
E4 BRICK VENEER, COLOR 1  
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E31 BRICK VENEER SOLDIER COURSE, COLOR BLACK  
E32 CUSTOM CORNICE PROFILE

## GENERAL NOTES:

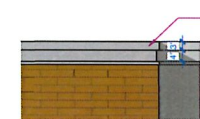
1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

MODIFY FOR YOUR PROJECT



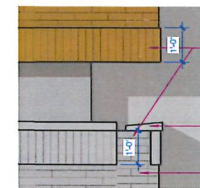
2 HAMPDEN AVENUE ELEVATION (EAST)

A301 3/32" = 1'-0"



5 BUILDING CORNICE PROFILE

A301 1/2" = 1'-0"



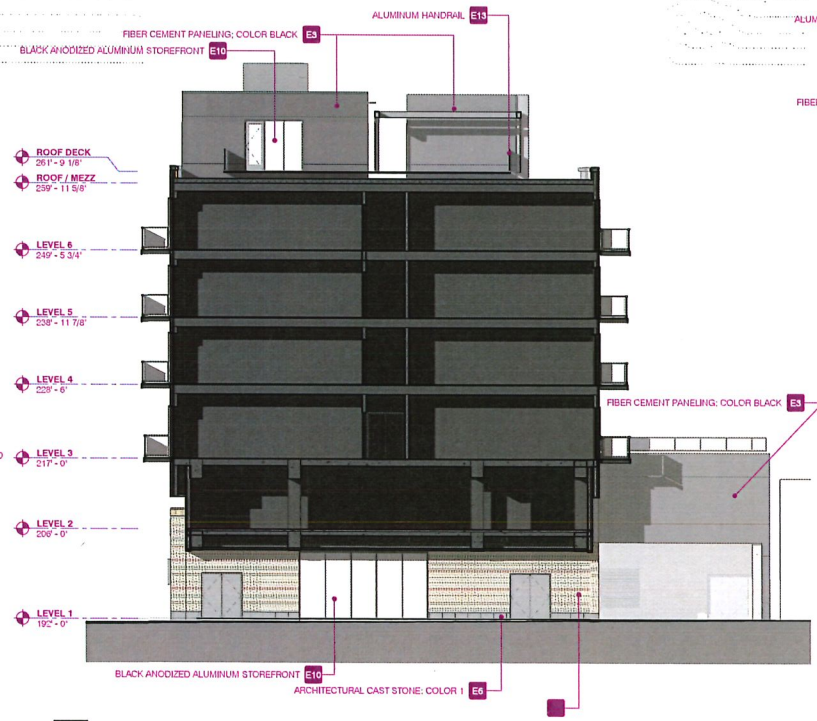
4 BUILDING ACCENT BRICK DETAIL

A301 1/2" = 1'-0"



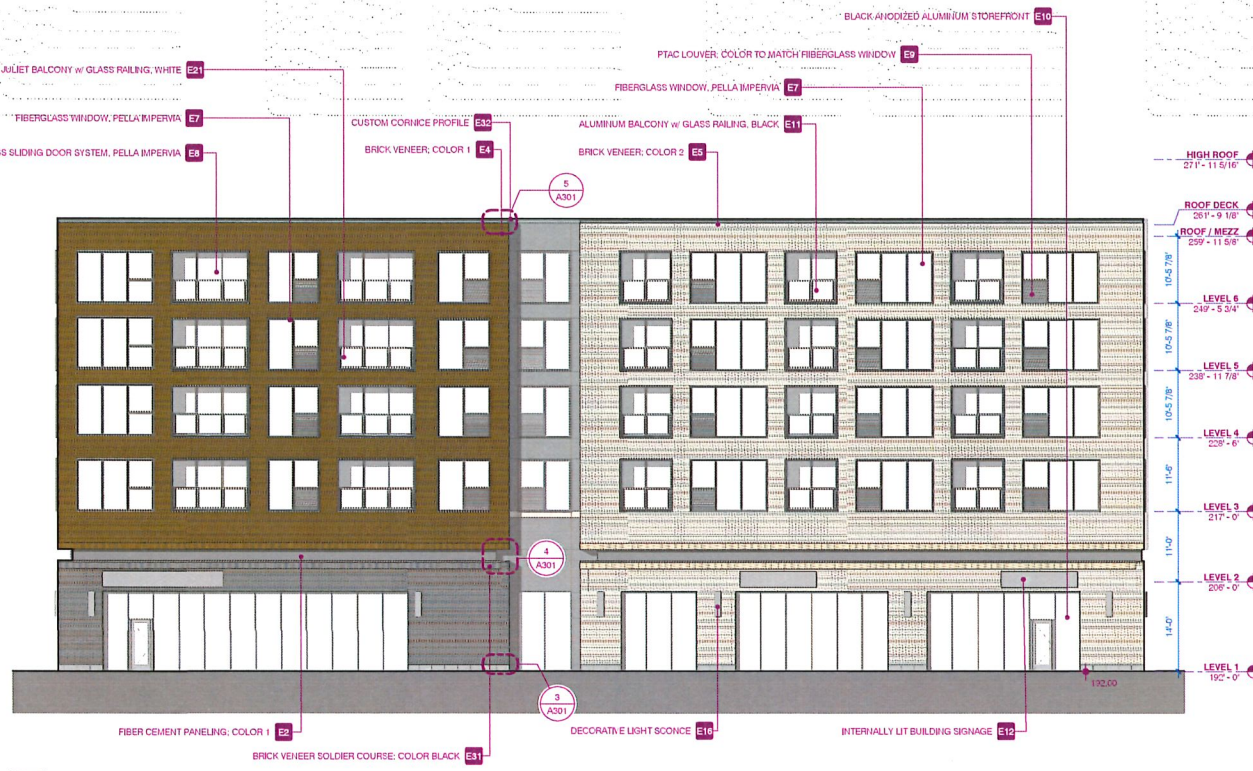
3 BUILDING BASE STONE DETAIL

A301 1/2" = 1'-0"



6 A301.3 - NORTH ELEVATION

A301 3/32" = 1'-0"



1 UNIVERSITY AVENUE ELEVATION (NORTH)

A301 3/32" = 1'-0"

Raymond Station

2250 University Ave  
Saint Paul, MN 55114

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801 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

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DATE 2/15/2019  
PROJECT # 18-0033  
PHASE CLIP  
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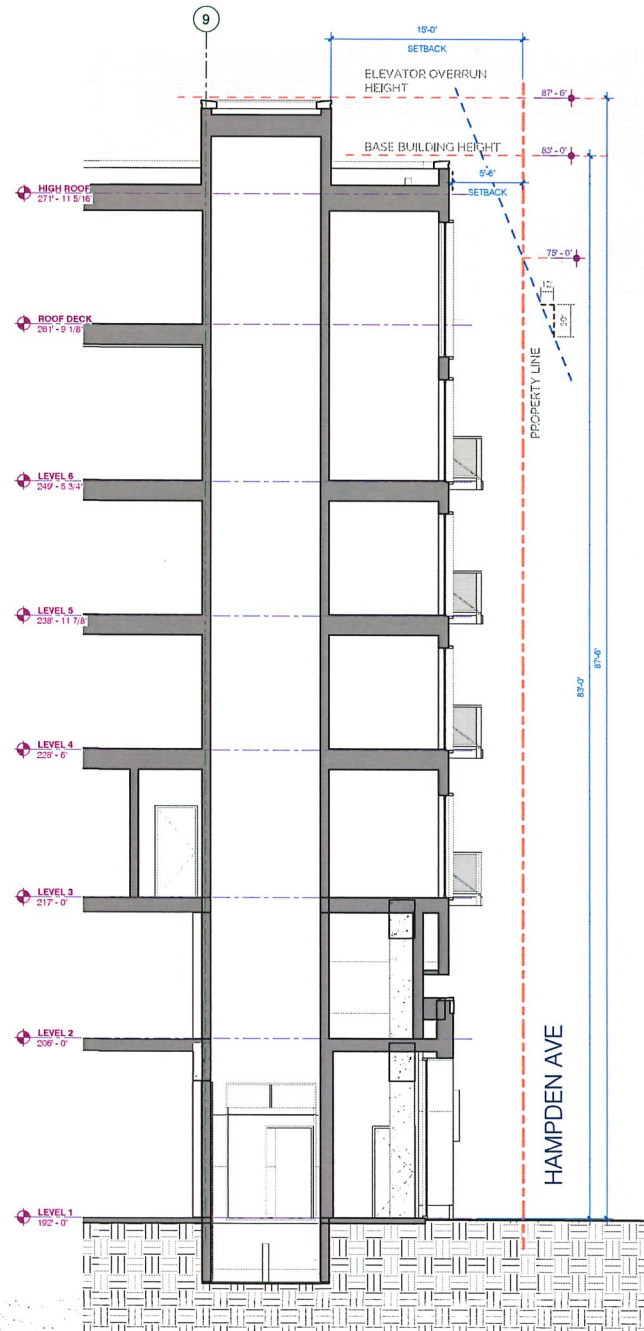
BUILDING  
ELEVATIONS

A301

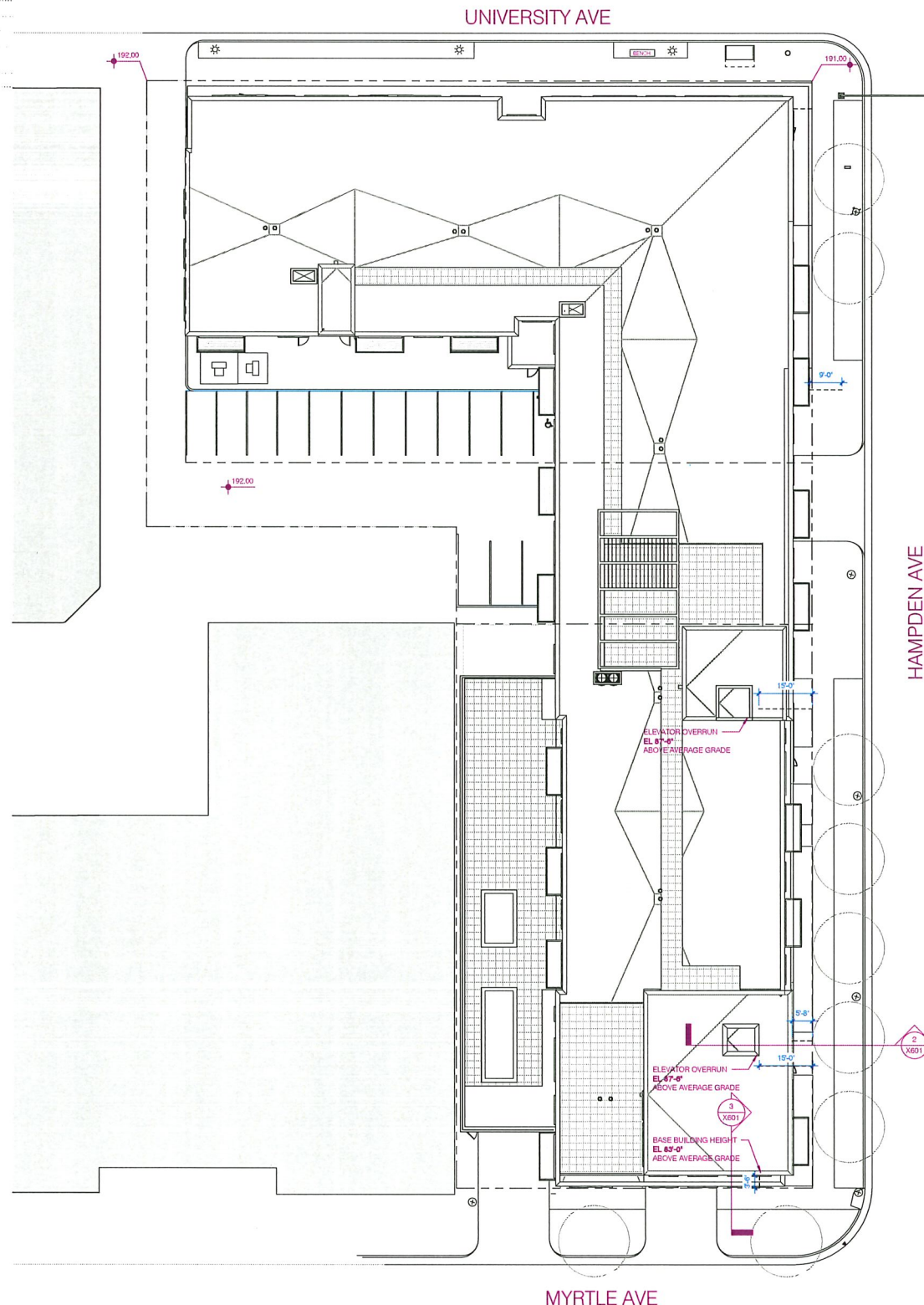




3 SITE SECTION ALONG MYRTLE AVE  
X601 3/16" = 1'-0"



2 SITE SECTION ALONG HAMPDEN AVE  
X601 3/16" = 1'-0"



1 SITE PLAN  
X601 1/16" = 1'-0"

Raymond Station  
2250 University Ave  
Saint Paul, MN 55114

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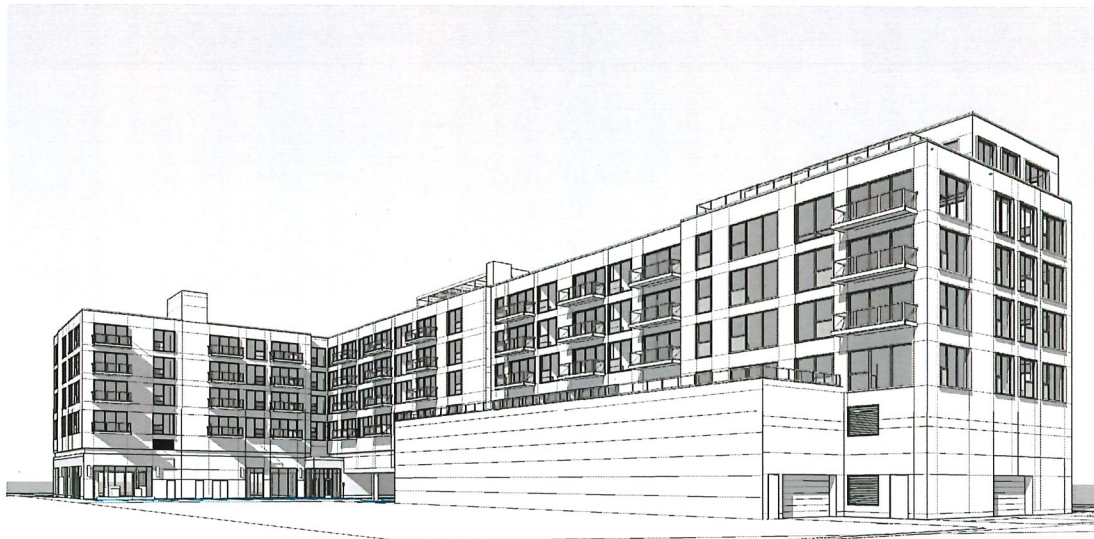
DATE 2/15/2019  
PROJECT # 18-0033  
PHASE CLIP  
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SITE PLAN

X601



3/14/2019 4:28:52 PM C:\Users\jlg\appdata\Local\Temp\A355\_A355\_Central\_Japanese\A355\_Urbanworks\A355\_Urbanworks.dwg



4 PERSPECTIVE SW corner  
A355



2 PERSPECTIVE NE corner  
A355



5 PERSPECTIVE SW corner2  
A355



3 PERSPECTIVE NW corner  
A355



1 PERSPECTIVE SE corner  
A355

Raymond Station

2250 University Ave  
Saint Paul, MN 55114

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PERSPECTIVE  
ELEVATIONS

A355



St. Anthony Park Community Council  
2395 University Avenue West, Suite 300E  
Saint Paul, MN 55114



City of Saint Paul  
Planning & Economic Development  
Zoning Section  
Anton Jerve, Planner  
1400 CHA 25 W. 4<sup>th</sup> Street  
Saint Paul, MN 55102

March 20, 2019

Dear Mr. Jerve,

The St. Anthony Park Community Council (SAPCC) supports the conditional use permit for mixed-use building height for 83' proposed at 2250-2264 University and 731 Hampden. We encourage the City and developer to continue to explore all possible options to reach the goal of in our 10-year Community Plan draft (30%) and the draft of the City's Comprehensive Plan. The SAPCC Board of Directors voted unanimously to support the CUP at our meeting March 14, 2019.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink that reads "Kathryn Murray". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kathryn Murray  
Executive Director

cc: Paul Dubruiel, Planning Tech for Zoning – City of St. Paul  
Brad Johnson, Owner – Raymond Station, LLC





FILE #19-020233 | AERIAL MAP  
**Application of Raymond Station LLC**

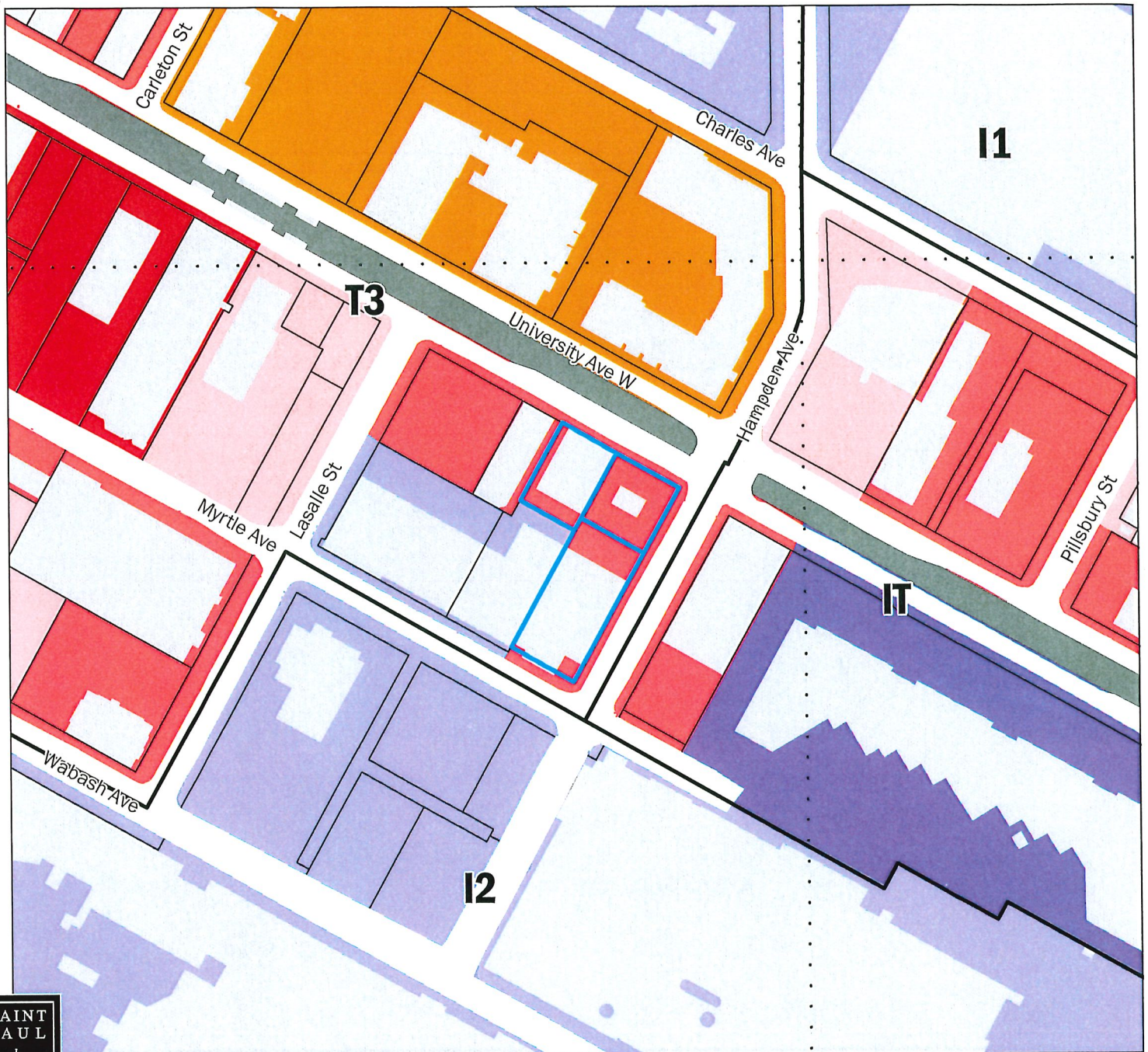
Application Type: CUP for Building Height  
Application Date: March 15th, 2019  
Planning District: 12

Subject Parcel(s) 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 #19-020233 | LAND USE MAP

## Application of Raymond Station LLC

Application Type: CUP for Building Height

Application Date: March 15th, 2019

Planning District: 12

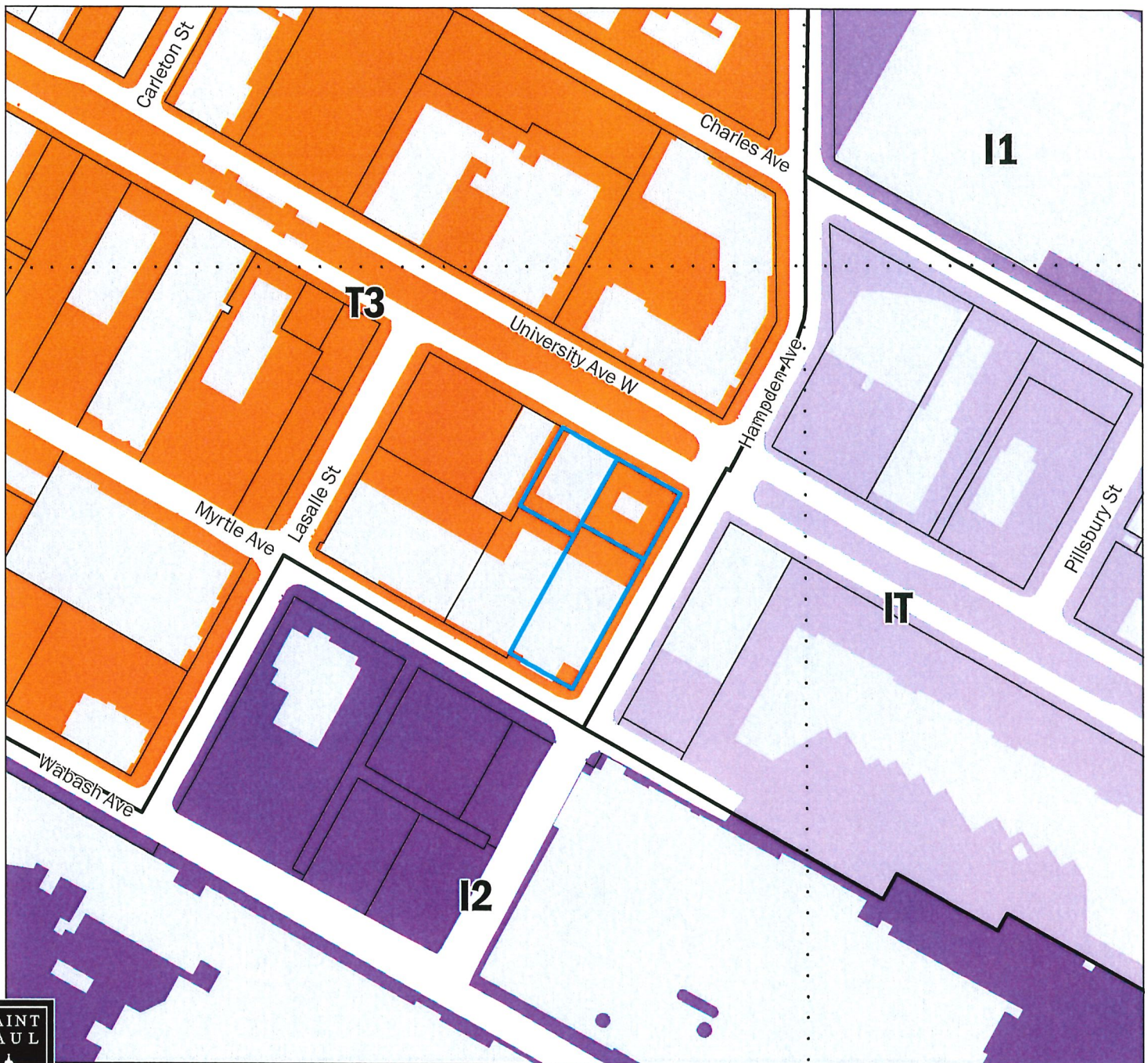


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### Subject Parcel(s) Outlined in Blue

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 #19-020233 | ZONING MAP

## Application of Raymond Station LLC

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### Subject Parcel(s) 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