

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** The Pitch Mixed-Use Development **FILE #** 19-025-505
 2. **APPLICANT:** Snelling Shields LLC **HEARING DATE:** April 11, 2019
 3. **TYPE OF APPLICATION:** Conditional Use Permit, Variance, Nonconforming Use Permit
 4. **LOCATION:** 427-437 Snelling Avenue North, SW corner of Shields and Snelling Avenues
 5. **PINS & LEGAL DESCRIPTION:** 33.29.23.41.0013 and 33.29.23.41.0012; Lots 1, 2, 3, 4, and subject to highway Lot 5, Block 1 Milham Park
 6. **PLANNING DISTRICT:** 13 **PRESENT ZONING:** T3
 7. **ZONING CODE REFERENCE:** § 66.331(g), § 61.501, § Sec. 61.601, § 62.109(d)
 8. **STAFF REPORT DATE:** April 4, 2019 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** March 21, 2019 **60-DAY DEADLINE FOR ACTION:** May 19, 2019
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- A. **PURPOSE:** Conditional use permit (CUP) for a mixed-use building height (55' allowed, 90' allowed with a CUP, 75' proposed), floor area ratio (FAR) variance (3.0 allowed, 3.97 proposed), and nonconforming use permit for relocation of drive-through service lanes.
- B. **PARCEL SIZE:** The property has about 222 feet of frontage on Snelling Avenue and is about 127 feet in depth for a total lot area of 28,263 square feet, .65 acres.
- C. **EXISTING LAND USE:** A Bremer Bank retail branch with four drive-through lanes and off street parking.
- D. **SURROUNDING LAND USE:**

North: Office, retail, and church uses in T3, T4, and RM2 zoning districts.
East: Soccer stadium, shopping center, and associated off-street parking in a T4M zoning district.
South: MnDOT right of way and Interstate 94 in an RM2 zoning district.
West: Church and residential uses, both single family and multifamily, in an RM2 zoning district.
- E. **ZONING CODE CITATION:** § 66.331(g), part of the dimensional standards for traditional neighborhood districts, allows for additional height above 55' with a conditional use permit; § 61.501 lists general conditions that must be met by all conditional uses; § 61.601 lists the required findings for variances; and § 62.109(d) provides for relocation of nonconforming uses.
- F. **PARKING:** Zoning Code § 63.207(a) provides for off-street parking minimums. § 63.207(b) provides for off-street parking reductions and states that the minimum number of off-street parking spaces as determined in Section 63.207(a) shall be reduced by one hundred (100) percent in traditional neighborhood districts when more than fifty (50) percent of both the building and the parcel are within one-quarter (¼) mile of University Avenue. Because the development parcel is zoned T3 and is within one-quarter mile of University Avenue, there is no minimum off-street parking requirement. The proposed mixed-use building will have 142 off-street parking spaces (25 spaces for retail uses and 117 spaces for residential uses) in at-grade and underground facilities. Two levels of underground parking are planned; 46 spaces for residential uses in the upper level of the underground facility and 71 spaces in the lower level. Fourteen of the 25 retail parking spaces will be in the at-grade parking lot and 11 spaces will be in the upper level of the underground facility. In addition, a rack for five bicycles on the sidewalk and capacity for storage of 138 bicycles within the building and parking facility will be provided.
- G. **HISTORY/DISCUSSION:** In 1940 a variance was approved to allow a garage for storage of Montgomery Ward trucks. In 1943 a permit was approved for a parking lot for outdoor storage of trucks. In 1953 a permit was approved for a used car lot. In 1990 a site plan was approved for the American National Bank building.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council Board voted to support the conditional use permit, variance, and nonconforming use permit requests.
- I. **FINDINGS:**
 1. The applicant has a signed purchase agreement for the property, currently occupied by a Bremer Bank retail branch with four drive-through lanes, and intends to develop a six-story mixed-use building with 152 market rate apartments, 13,000 square feet of retail space, and two

levels of underground parking. Retail space for a bank and pharmacy are planned for the first floor along with a lobby area for the five levels of apartments above. Bremer Bank will occupy the smaller retail space; the developer is in discussion with Walgreens pharmacy for the remainder of the retail space. The apartments include studio, micro, and one and two bedroom units. An amenity deck, community room, and fitness center are planned for the second floor overlooking Snelling Avenue. Off-street parking for retail uses will be at ground level and spaces for residential uses will be in two levels below ground (upper level and lower level). Vehicle ingress will be from Shields Avenue. One-way circulation on the ground level to serve retail uses is planned, with a single point of egress at the southern end of the site onto southbound Snelling. A median in Snelling prevents northbound turns from this location. Two drive-through lanes are proposed, one for the bank and one for the pharmacy. The drive-through lanes, each with stacking space for four vehicles, will be along the west and southern sides of the building, allowing for through retail traffic to maneuver the site unimpeded. Vehicle ingress and egress to underground parking for residents will be from Shields only. Deliveries, including some move-ins/move-outs, will be in front of the building in a bump-in along Snelling. Six metered parking spaces are planned for the bump-in area along Snelling, three of which will be available for public use during signed non-delivery times. Recycling and trash trucks will access dumpsters at the ground level behind the building, entering from Shields and existing onto southbound Snelling.

The applicant is in the process of vacating the 20' north-south alley west of the development site. Ten feet of right of way width will accrue to the property owners on either side of the alley. Once vacated, the proposed development will occupy 6' of the vacated alley and the remainder will become a 14' access and utility easement to allow one-way vehicle traffic from north to south, including trash and recycling pickups for the property to the west. For vehicles entering the alley from Roy Street and driving north, Central Baptist Church, the property owner west of the alley, will provide a 400 square foot turnaround easement. The turn-around will allow northbound drivers entering the alley from Roy to turn around before they reach the point where access to the 14' lane becomes one-way.

It is anticipated that at least one electric vehicle charging station will be provided; the developer is considering the possibility of partnering with a car-sharing organization. The developer plans to provide \$50 transit cards as part of a move-in package for new tenants to encourage transit use.

2. The applicant requests a conditional use permit to allow a building height of up to 75'. The highest projected height is 73' 5"; the applicant requests the 75' to provide flexibility as the flat roof design is refined. T3 dimensional standards limit the height of mixed-use buildings to 55 feet and allow additional height by right with larger setbacks from side and rear property lines. Zoning Code § 66.331(g), part of the dimensional standards for traditional neighborhood districts, allows for additional height above 55' in a T3 zoning district, to a maximum of 90', with a conditional use permit.

After calculating the additional height allowed by right with the proposed side and rear yard setbacks, a CUP for an additional 12'-10" is needed at the southern end of the building and an additional 18'-2" at the northern end of the building to allow a projected height of 75'. Along Shields a CUP for an additional 20' is needed at the east end of the building and at the western property line (to include 6' of the alley to be vacated) a CUP for additional 9'-7½" of height is needed for the projected building height of 75'. Along the southern property line where the second story level is setback 6' a CUP for an additional 9'-7½" is needed to allow the projected height of 75'. The elevations submitted with application depict the proposed building heights and the portions of the building requiring a CUP.

3. 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 property is located within a neighborhood center along a mixed-use corridor, a primary thoroughfare in the city that is served by public transit, including light rail transit along University and bus rapid transit along Snelling. 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." This is a large site along a primary thoroughfare served by transit. The increased height to allow greater density is consistent with the Comprehensive Plan.

The development site is within the "area of change" boundary in the Snelling Station Area Plan where change is welcome and should be encouraged. The site is also in the "mobility enhancement area" where a higher level of pedestrian activity is anticipated and a high quality pedestrian environment is key. The plan calls for 14' sidewalks within the mobility enhancement area. The plan supports new and diverse housing options and a mix of uses and promotes gradual intensification and pedestrianization within the Midway Shopping District over time so that it can become a contributor to the success of the Green Line and the vitality of the Corridor. Policy 4.3.1 (c) of the Snelling Station Area Plan states, "New development or expansion of existing buildings should encourage a base podium height of between 4 to 6 residential stories or 2 to 4 commercial stories". The proposed development is consistent with Policies 4.3.1(f) and (g) that call for commercial and retail uses on the first floor to help animate the street by incorporating large glass frontages that allow activity within to be seen from the street and for storefronts to have entrances oriented towards Snelling.

Policies in the Union Park Community Plan that support the request include: LU1: "Support land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape"; 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.

The proposed mixed-use building promotes walking and the use of transit due to its location and amenities. The building holds the corner at Snelling and Shields where a higher parapet wall and unique materials to the building emphasize the corner. The additional building height proposed allows for increased density on the site, which is supported by the Comprehensive Plan. Differences in exterior materials at the bottom, middle, and top levels of the building help break up its massing as do door and window openings at street level and balconies and railings on upper levels. Primary entries will be highlighted with canopies. The exterior materials and accents provide a transition from the soccer stadium on the east to the residential neighborhood on the west. The developer is discussing plans for a design feature such as a mural on the east side of the building at street level between the apartment lobby and the proposed pharmacy to the north.

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The project is designed to limit the number of curb cuts, especially

along Snelling Avenue, to create a comfortable, safe, and walkable pedestrian environment and to minimize impacts to the flow of vehicular traffic on Snelling. The proposed project will maintain the current vehicular access to the property and will provide 14' sidewalks to enhance the quality of the pedestrian environment as called for in the Snelling Station Area Plan. Vehicular access to at-grade off-street parking and drive-through lanes for the retail uses will be from Shields only with one-way traffic through the site from north to south. Egress for at-grade parking and drive-through lanes for the retail uses will be onto southbound Snelling only; the median along Snelling prevents northbound turns. Vehicular access to and from underground parking will be from Shields. The developer plans to provide five bicycle racks on the sidewalk for public use and capacity for storage of 138 bicycles within the building and parking structure for tenants, including space for tenants to do bicycle repair.

The developer is working with Public Works and Department of Safety and Inspections staff to address transit, traffic, and pedestrian safety concerns. A traffic impact study (TIP) and a travel demand management plan (TDMP) are required for site plan approval. Minnesota Moves, formerly known as Transit for Livable Communities, will review the TDMP during site plan review. MnDOT will also review the site plan since Snelling is a state highway. Access for emergency vehicles will be from Snelling and Shields street frontages.

(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 area around the Snelling Station Area is a revitalizing urban neighborhood along two principal arterial streets, Snelling and University. The adjusted annual daily traffic on Snelling is about 33,000 vehicles and about 14,000 on University. Public transit that serves the site, A Line BRT on Snelling and LRT Green Line on University Avenue, is designed to accommodate higher density development. The proposed mixed-use development is in keeping with the character of surrounding development and is an appropriate use in the mixed-use corridor, which calls for high density development along thoroughfares served by public transit. Streetscape (wider sidewalks, pavers, lighting) and landscape improvements are planned to create a more visually interesting pedestrian experience.

(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 mixed-use building will not prevent future development that is consistent with the Comprehensive Plan and existing zoning. A shadow study was submitted with the conditional use permit application to help assess the impact of additional building height on surrounding properties.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Subject to the proposed nonconforming use permit and floor area ratio variance, the use will conform to all other applicable T3 district regulations.

4. Zoning Code § 66.331 limits the floor area ratio (FAR) in T3 zones to 3.0. The applicant requests a variance to allow a FAR of 3.97. § 61.601 of the Zoning Code states that the planning commission shall have the power to grant variances from the strict enforcement of the provisions of the code upon a finding that:

(a) The variance is in harmony with the general purposes and intent of the zoning code. This finding is met. The intent of the T3 zoning district is to provide for higher-density pedestrian- and transit-oriented mixed-use development and development on sites large enough to support a mix of uses including residential, commercial, civic and open space uses in close proximity to one another. A variance from the maximum FAR to allow greater density in this area is in harmony with the purpose and intent of the zoning code.

(b) The variance is consistent with the comprehensive plan. This finding is met. As noted in finding 3.a. the proposed mixed-use building in the Snelling Station Area, including its increased height and FAR are consistent with the Comprehensive Plan which calls for increased density along transit corridors.

(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 met. The Comprehensive Plan, and the Snelling Station Area Plan in particular, encourages base podium height of between 4 to 6 residential stories or 2 to 4 commercial stories at this location. The applicant is requesting a CUP to allow for additional height, consistent with the Snelling Station Area Plan, but the Zoning Code does not have a provision to allow for a corresponding increase in the FAR above 3.0 when an increase in height is requested and found to be appropriate and consistent with the Comprehensive Plan. Rezoning the property to T4 would allow the proposed FAR but would not be appropriate given the proximity of the site to residential uses immediately to the west. It is noted that when the project was first conceived, the plan was to include the MnDOT parcel to the south and several parcels owned by the church to the west. When the appraised value for the MnDOT parcel came back at more than five times the anticipated amount, the developer scaled back the project to include only the Bremer Bank site. The applicant proposes to use the property in a reasonable manner.

(d) The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is met. A project on property that is zoned T3 within the Snelling Station Area, where increased height and density are encouraged by the Comprehensive Plan, can apply for a CUP to allow for additional height but there is no corresponding provision in the Zoning Code to account for the likely increase in FAR that results.

(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. The proposed mixed-use building and future uses are allowed in the T3 zoning district.

(f) The variance will not alter the essential character of the surrounding area. This finding is met. The proposed mixed-use building is consistent with the type of development the Snelling Station Area supports.

5. The applicant requests a nonconforming use permit to allow relocation of existing drive-through lanes from the bank to the new mixed-use building to serve the planned bank and pharmacy uses. The relocation will result in a reduction in the number of drive-through lanes, from four to two, and a reduction in the nonconformity of the use. According to Bremer Bank, an average of 87 vehicles use the drive through lanes per day, though they expect the number to decrease based on changes in the banking environment. It is anticipated that the pharmacy lane would operate 24 hours a day while the bank lane would operate during normal business hours, except the ATM, which will be accessible 24 hours a day.

Zoning Code Section 62.109(d) states that the Planning Commission may permit the expansion or relocation of a legal nonconforming use if the commission makes the following findings:

(1) In residential districts, the expansion, or relocation will not result in an increase in the number of dwelling units. This finding is not applicable.

(2) For expansion of a structure, the expansion will meet the yard, height and percentage of lot coverage requirements of the district. This finding is not applicable.

(3) The appearance of the expansion or relocation will be compatible with the adjacent property and neighborhood. This finding is met. The relocated drive-through lanes will be along the western and southern sides of the building and within a covered area that is largely obscured so they will not be visible from the adjacent property or neighborhood.

(4) Off-street parking is provided for the expansion or relocation that meets the requirements of article 63.200 for new uses. This finding is met. No off-street parking is required due to the site's T3 zoning and proximity to University Avenue per Section 63.207(a) of the Zoning Code.

(5) *Rezoning the property would result in a "spot" zoning or a zoning inappropriate to surrounding land use.* This finding is met. Rezoning to T2 to permit drive-through lanes would result in spot zoning and a zoning district inappropriate to surrounding land use.

(6) *After the expansion or relocation, the use will not result in an increase in noise, vibration, glare, dust, or smoke; be detrimental to the existing character of development in the immediate neighborhood; or endanger the public health, safety, or general welfare.* This finding is met. The relocation will result in a decrease in the number of drive-through lanes and reduction in the nonconformity of the use.

(7) *The use is consistent with the comprehensive plan.* This finding is met. As noted in finding 3.a. the proposed mixed-use building is consistent with the Comprehensive Plan. The proposed relocation of drive-through lanes, and particularly the reduction in the number of lanes in the Snelling Station Area is consistent with the Comprehensive Plan.

(8) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the expansion or relocation. The application for a permit shall include the petition, a site plan meeting the requirements of section 61.401, floor plans, and other information as required to substantiate the permit.* This finding is met. A sufficient petition was submitted; 8 parcels eligible and 6 parcels signed.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a mixed-use building height of up to 75', a variance of the maximum floor area ratio to allow a FAR of 3.97, and a nonconforming use permit for relocation of drive-through service lanes for bank and pharmacy uses, subject to the following additional conditions:

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.
2. Any change to the uses served by the drive-through service lanes (bank and pharmacy) will require a nonconforming use permit application to the Planning Commission.



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 #: 19-025505
 Fee: _____
 Tentative Hearing Date: 4-11-19

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APPLICANT

Name Snelling Shields LLC Email caseyd@wellingtonmgt.com
 Address 1625 Energy Park Drive #100
 City St. Paul State MN Zip 55108 Daytime Phone 651-999-5510
 Name of Owner (if different) Bremer Bank, National Association
 Contact Person (if different) Casey Dzieweczynski Phone _____

PROPERTY LOCATION

Address/Location Parcel 1: 427 Snelling Avenue North; Parcel 2: Unassigned
 Legal Description See attached Exhibit A
 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 331, Paragraph 1, 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.

Requested height increases

See attached Exhibit B

Required Site Plan is attached

Applicant's Signature [Signature] Date 3/21/19 City Agent [Signature]
 Rev 9/4/14

EXHIBIT B
SUPPORTING INFORMATION
CONDITIONAL USE PERMIT APPLICATION

The Snelling Shields development is a six-story, mixed-use development that includes 159 market rate apartments, 13,000 square feet of ground floor retail space and two levels of underground parking. This site is located at 427 Snelling Ave N, immediately west of Allianz Field in Saint Paul's Union Park neighborhood. The site is currently occupied by a single-level Bremer Bank retail branch and is located in a federally designated opportunity zone. The apartments will include studio, 1 and 2 bedroom units. Bremer Bank will occupy one of the retail suites in the new building, and the developer is in discussions with Walgreens pharmacy for the additional retail space. The applicant requests a conditional use permit to exceed the 55 foot height limit allowed in T3 districts for a maximum height of 75 feet.

The development is consistent with Saint Paul's draft 2040 Comprehensive Plan (the "Comprehensive Plan"). Specifically, it will improve walkability, increase access to housing, and assist in reducing carbon emissions due to ease of access to public transit. Per Zoning Code §61.501(a), the extent, location, and intensity of the use will be in substantial compliance with the Comprehensive Plan and any applicable subarea plans which were approved by city council. The proposed height of the project will be a maximum of 75 feet. Although a maximum height of 55 feet is allowed in T3 districts, the increased height proposed is supported by the values expressed in the Comprehensive Plan. The Comprehensive Plan supports "[m]ixed-use clusters [which] anchor neighborhoods, provide convenient access to local services and employment, and promote vibrancy, which supports walking and reducing the amount of driving needed to satisfy daily needs." The Snelling Shields development is located and immediately adjacent to both Allianz Stadium, the A Line bus rapid transit line, and two blocks from the Snelling Avenue Station of the light rail. Thus, it will be a mixed use project that promotes walking and the use of public transit due to its location and amenities.

Moreover, the development is consistent with the Union Park District Council Plan, as its land use objective and strategy includes "supporting land use that preserves Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape." Being located near both bus and light rail, it is a major thoroughfare in the City, especially with the new Allianz Stadium located across the street. Public pedestrian ways are immediately accessible from the development. Access to housing in the development will provide residents with ease of access to the public transit nearby. The mixed-use nature of the development will also provide local services and employment.

The requested increase in height allows for more housing units and higher density near both mass transit and a major entertainment venue in addition to the neighborhood-scaled retail uses to be included in the project. Therefore, the extent, location, and intensity of the use will be in substantial compliance with the Comprehensive Plan and the Union Park District Council Plan.

The St. Paul Zoning Code, Section 66.331(e), notes that the height of the structure may exceed the maximum if it is set back from side and rear setback lines is a distance equal to the additional height. Along Snelling Avenue (the building's front yard), the building is set back 6' from the property line to provide an enhanced pedestrian zone adjacent to the new soccer stadium across the street. The building height increase allowed by setback is not affected in this front yard condition. Along Shields Avenue (the building's side yard), the building is set back 4' from the property line and so per the code is allowed to be 59' in height. Along the west (rear) property line, the building is also set back 4' (the new property line being the centerline of the alleyway to the west proposed to be vacated), increasing the allowable height along that elevation to 59' as well. Along the south (side yard) property line, the building is not set back at the pedestal level, but does step back 6' at the second level. This setback, if allowed to be interpreted as in compliance with the intent of the code, would increase the allowable height to 61' along that elevation.

The requested height increases by CUP, in addition to the already entitled height increases are 16' at the north and west elevations and 14' at the south elevation, depending on application of the ordinance.

It is important to note as well that the zoning code measures building height from the average existing grade around the building, to the surface of the roof membrane. The average existing grade is 925.52', roughly 2.25' above finish floor elevation. The surface of the roof membrane varies, but at its high point is proposed to be 73.5' above finish floor. Measuring to that point from the average proposed grade reduces that height to 71.25'. We are requesting the CUP height increase to 75' to provide flexibility as design is finalized, but it is quite likely that the actual height to the high point of the roof surface will be nearly 4' lower.

In regard to Zoning Code §61.501(b), the use will need to provide adequate ingress and egress to minimize traffic congestion to public streets. The project will maintain its current access to the property and will continue to provide adequate ingress and egress.

Zoning Code §61.501(c) requires that 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 Union Park neighborhood, including neighborhood residents in the immediate vicinity, support this development. The Union Park District Council board of directors passed a formal resolution of support for our project, including the specific CUP and variance actions we are seeking approval. The development will remain consistent with the character of the area, as the use will still include Bremer Bank, additional neighborhood-serving retail and residential apartments. Public transit serving the site is designed to accommodate higher density, as it is served by regular bus service (A Line) and is two blocks from the Green Line's Snelling Avenue Station. Furthermore, the use will not be detrimental to the character of the development of the area. This is further demonstrated in the attached shadow study.

As the site plan and shadow study demonstrate, pursuant to §61.501(d) of the Zoning Code, the height of the building would not impede the normal and orderly development and improvement of surrounding properties. Additionally, as required under §61.501(e) of the

Zoning Code, the project conforms to the applicable regulations of the T3 zoning district, except as shown by the applicant's variance and nonconforming use permit applications submitted with this application.



APPLICATION FOR ZONING VARIANCE

Department of Safety and Inspections
375 Jackson
Suite 220
Saint Paul, MN 55101-1806
(651) 266-9099

Zoning Office Use Only	
File #:	_____
Fee:	_____
Tentative Hearing Date:	_____
Section(s)	_____
City Agent	_____

APPLICANT

Name	Snelling Shields LLC		
Address	1625 Energy Park Drive #100		
City	St. Paul	State MN	Zip 55108 Daytime Phone 651-999-5510
Email	caseyd@wellingtonmgt.com		
Name of Owner (if different)	Bremer Bank, National Association		
Contact Person (if different)	Casey Dzielwczynski	Phone	_____

PROPERTY LOCATION

Address/Location	Parcel 1: 427 Snelling Avenue North; Parcel 2: Unassigned		
Legal Description	See attached Exhibit A <small>(attach additional sheet if necessary)</small>		
Lot Size	.64	Present Zoning	T3 Present use Bank
Proposed Use	Mixed use - retail and multi-family		

Variance(s) requested:

The requested variance is for the project to exceed the maximum FAR.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

See attached Exhibit B.

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature *Casey Dzielwczynski* Date 3/21/19 *add*

EXHIBIT B
SUPPORTING INFORMATION
VARIANCE APPLICATION

The Snelling Shields development is a six-story, mixed-use development that includes 159 market rate apartments, 13,000 square feet of ground floor retail space and two levels of underground parking. This site is located at 427 Snelling Ave N, immediately west of Allianz Field in Saint Paul's Union Park neighborhood. The site is currently occupied by a single-level Bremer Bank retail branch and is located in a federally designated opportunity zone. The apartments will include studios, 1 and 2 bedrooms. Bremer Bank will occupy one of the retail suites in the new building, and the developer is also in discussions with Walgreens pharmacy for the additional retail space. The applicant requests that the Snelling Shields development exceed the maximum Floor Area Ratio (the "FAR") for T3 districts. The maximum FAR for T3 districts is 3.0 and the proposed FAR is 3.97. Granting of this variance is consistent with Saint Paul's draft 2040 Comprehensive Plan (the "Comprehensive Plan") as well as the intent of T3 districts under §61.601 of the Saint Paul Zoning Code (the "Zoning Code")

Pursuant to §61.601(a), the proposed FAR is in compliance with the general purpose and intent of the Zoning Code. The intent under the Zoning Code for T3 districts is for high density pedestrian and transit oriented mixed use development. Specifically, it is designed for development or redevelopment of land large enough to support a mix of uses. The Snelling Shields development will be in line with this intent as it will be redevelopment of land which will contain mixed residential, retail, and housing use. The variance will allow for the higher density development.

A variance to exceed the FAR for the Snelling Shields development is cohesive with the Comprehensive Plan as required under §61.601(b) of the Zoning Code. One focus area of the Comprehensive Plan is transit-oriented development. The Comprehensive Plan focuses on development along transit service that is well designed and integrated into the existing community. The Snelling Shields development will be two blocks off of the Snelling Avenue Station of the Green Line light rail. The development will maintain the existing use of a bank, but add additional mixed uses on the site, including retail and housing. By maintaining the integrity of the existing use, the new development will be easily implemented into the existing community. Moreover, the development does not need to be a solely by automobile, which will lead to increased transit ridership, another cornerstone of the Comprehensive Plan.

Complying with the existing FAR will create practical difficulties, as required to be shown under §61.601(c) of the Zoning Code, as more floor area is needed to allow more apartment units on the west façade to be built above the roof line of the Central Baptist church building that faces the existing alley. Therefore, the existing FAR would not allow for apartments to have a clear view over the church unless a variance is granted. Moreover, the 3.0 FAR does not allow the new development to achieve the density levels called for in the

Comprehensive Plan. Figure LU-4 of the Land Use Appendix of the Comprehensive Plan demonstrates that the City desires 200 or more units/acre for mixed-use developments in neighborhood nodes. The bottom of figure LU-4 states "Density ranges represent a goal for new development averaged across the generalized future land use type. Individual projects may exceed targeted goals." Further, Section 4.2.1(d) of the Snelling Station Area Plan says that new development south of University Ave should "encourage a base podium height of between 3 – 6 residential stories or 3 – 4 commercial stories." The development proposes 6 stories, consistent with the Snelling Station Area Plan.

Pursuant to §61.601(e) of the Zoning Code, the plight of the landowner is due to circumstances unique to the property and not created by the landowner. The existing property is unique in nature as it abuts Snelling Avenue and has limited space for development due to its urban nature. The variance is necessary due to the existing unique circumstances, which were not created by the applicant, in order to create a development that makes sense for the area and that is in line with the Comprehensive Plan. Further, as required to be shown under §61.601(e), the variance will not permit any use that is not allowed in the zoning district.

It will also not alter the essential character of the surrounding area, in accordance with Section 61.601(f) of the Zoning Code, since the development will be maintain a portion of its current use, with the existing Bremer Bank.



NONCONFORMING 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 Snelling Shields LLC Email caseyd@wellingtonmgt.com
 Address 1625 Energy Park Drive #100
 City St. Paul St. MN Zip 55108 Daytime Phone 651-999-5510
 Name of Owner (if different) Bremer Bank, National Association
 Contact Person (if different) Casey Dzikwaczynski Phone _____

PROPERTY LOCATION

Address/Location Parcel 1: 427 Snelling Avenue North; Parcel 2: Unassigned
 Legal Description See attached Exhibit A
 Current Zoning T3
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
 Change of nonconforming use (para. c)
 Expansion or relocation of nonconforming use (para. d)
 Reestablishment of a nonconforming use vacant for more than one year (para. e)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Drive through lanes (4 lanes)
 Proposed Use Drive through lanes (reducing to 2 lanes)

See attached Exhibit B.

Attach additional sheets if necessary

Attachments as required Site Plan

Consent Petition

Affidavit

Applicant's Signature Casey Dzikwaczynski

Date 3/21/19

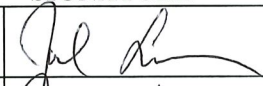






City Agent pdb

CITY OF SAINT PAUL
 CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Snelling Shields LLC,
 to establish a reduction and relocation of drive through lanes,
 located at 427 Snelling Avenue North, requiring a
 nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
390 Roy Street North PID: 33-29-23-41-0020	Central Baptist Church St. Paul		3/7/19
400 Roy Street North PID: 33-29-23-41-0022	Central Baptist Church St. Paul		3/7/19
420 Roy Street North PID: 33-29-23-41-0023	Central Baptist Church		3/7/19
436 Roy Street North PID: 33-29-23-41-0011	Bethlehem Lutheran Church		
441 Snelling Avenue North PID: 33-29-23-41-0010	Nancy L. Adamek		3/05/19
437 Snelling Avenue North PID: 33-29-23-41-0012	Bremer Bank NA		3/11/19
427 Snelling Avenue North PID: 33-29-23-41-0013	Bremer Bank NA		3/11/19
400 Snelling Avenue North PID: 34-29-23-32-0003	Metropolitan Transit		

NOTE: All information on the upper portion of this application **must** be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

**AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Casey Dzielweczynski, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; 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; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and 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.

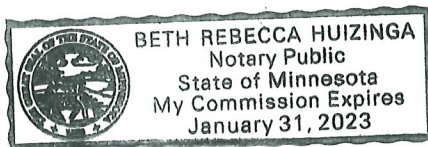
Casey Dzielweczynski
NAME

1625 Energy Park Dr St. Paul MN, 55108
ADDRESS

651-999-5510
TELEPHONE NUMBER

Subscribed and sworn to before me this
13th day of March, 2019.

Beth Huizinga
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

3/21/19

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED:

3/27/19

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE:

8

PARCELS ELIGIBLE: _____

PARCELS REQUIRED:

6

PARCELS REQUIRED: _____

PARCELS SIGNED:

6

PARCELS SIGNED: _____

CHECKED BY:

Paul Dubrarel

DATE:

3/27/19

EXHIBIT B
SUPPORTING INFORMATION
NONCONFORMING USE PERMIT APPLICATION

The applicant requests that the planning commission grant a non-conditional use permit for the Snelling Shields development in accordance with the St. Paul Zoning Code Section 62.109(d) ("Zoning Code") for the relocation and reduction of existing drive-through lanes on the property. The development will be a six-story, mixed use development that includes 159 market rate apartments, 13,000 square feet of ground floor retail space and two levels of underground parking. The site is currently occupied by a single-level Bremer Bank retail branch. Bremer Bank will occupy one of the retail suites in the new building and the developer is also in discussions with Walgreens pharmacy for the additional retail space. The applicant plans to reduce the existing drive-through lanes from four lanes to two lanes and to slightly relocate the location of the drive-through lanes. One drive-through lane will continue to be used by Bremer Bank and the other drive-through lane will be used in connection with pharmacy pick up. The proposed changes meet the relevant findings under the Zoning Code for the granting of a non-conditional use permit for a relocation of an existing nonconforming use.

Relevant Findings under the Zoning Code:

§ 62.109(d)(1): Subsection (d)(1) is not applicable to the Snelling Shields development as subsection 1 applies to residential districts and the property is zoned T3.

§ 62.109(d)(2): Subsection (d)(2) is not applicable as there will not be an expansion of a structure, rather a relocation and down-sizing of an existing nonconforming use.

§ 62.109(d)(3): The appearance of the relocation of the drive-through lanes will be compatible with the adjacent property and neighborhood as the drive-through lanes will be largely screened off from the street and adjacent properties. They will be covered under the podium of the larger mixed-use building. Moreover, there are full height walls with limited openings at both west and south property lines which provide a visual barrier between the drive-through lanes and the adjacent residential neighborhood. The proposed relocation reduces the visibility of the drive-through lanes as compared to the current site condition.

§ 62.109(d)(4): Off-street parking will be provided for the retail and apartment uses and will meet the City's parking requirements for the project. See attached site plan.

§ 62.109(d)(5): Rezoning of the property would result in spot zoning. Currently, the property is zoned T3 and the surrounding neighborhood is RM2. Rezoning to a T2 district, where drive-through lanes are permitted, would result in spot zoning and also be inappropriate for the surrounding land use.

§ 62.109(d)(6): The relocation will not result in any increase in noise, vibration, glare, dust or smoke. The amount of noise, vibration, dust or smoke from cars using the drive-through lanes will actually be reduced due to downsizing. According to Bremer Bank, in January 2019 an average of 87 cars used the drive-through lanes per day. Bremer Bank stated that they expect this number to be reduced based on a changing banking environment. It will also likely be reduced based on the reduction of drive-through lanes. Moreover, the relocation of the drive-through lanes will not be detrimental to the existing character of the development or the neighborhood and will not endanger public health, safety or general welfare as the reduction in lanes will be appropriate for the development and surrounding neighborhood. One drive-through lane will continue to be used for the bank and the other will be used for a pharmacy. Given the services of the drive-through lanes and the reduction in the number of lanes, the impact on the neighborhood and on the public health, safety and general welfare, will improve in regard to the existing nonconforming use.

§ 62.109(d)(7): The property is identified in the draft 2040 Comprehensive Plan as Neighborhood Node – Mixed Use. Neighborhood Nodes call for mixed-use developments that “provide shops, services...and employment close to residences...and serve a neighborhood’s daily needs”. A bank and pharmacy provide quality employment opportunities for the surrounding neighborhood. These uses assist and serve the daily needs of the community. The drive-through lanes will facilitate in providing these services. Therefore, the reduction and relocation of the drive-through lanes is consistent with the draft 2040 Comprehensive Plan objective and will assist in the goals under the Comprehensive Plan. Furthermore, the surrounding neighborhood is in support of the development and the services and opportunities it provides as evidenced by the attached petition.

§ 62.109(d)(8): The required petition is attached along with other supporting documentation.

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

Lots 1, 2, 3, 4 and 5, except that part of Lot 5 acquired by the State of Minnesota in Final Certificate filed November 20, 1967, as Document Nos. 1712771 (Abstract) and 517286 (Torrens), all in Block 1, Milham Park, Ramsey County, Minnesota.

Abstract Property

Parcel 2:

All of the 20 foot wide alley dedicated in Block 1, Milham Park, Ramsey County, Minnesota, lying south of the north line of said Block 1, and northerly of the northwesterly extension of the southerly line of Lot 5, Block 1, Milham Park.

PROJECT DATA

OVERALL SQUARE FOOTAGE SUMMARY	
SITE SIZE	30,462 SF
BUILDING SIZE ABOVE GRADE	120,462 SF
FAR	3.97
GRADE LEVEL STRUCTURE	27,784 SF
LOT COVERAGE	91%

BUILDING USE SUMMARY	
RETAIL	12,817 SF
APARTMENTS - TOTAL	182
ONE BEDROOM	18
TWO BEDROOM	20
MICRO	30
STUDIO	84

PARKING AND BICYCLE STORAGE SUMMARY	
RETAIL PARKING STALLS	25 STALLS
GROUND LEVEL	14
UPPER PARKING LEVEL	11
APARTMENT PARKING STALLS	117 STALLS
UPPER PARKING LEVEL	46
LOWER PARKING LEVEL	71
BICYCLE RACK CAPACITY - SIDEWALK	5 BICYCLES
BICYCLE RACKS CAPACITY - APT STORAGE	138 BICYCLES

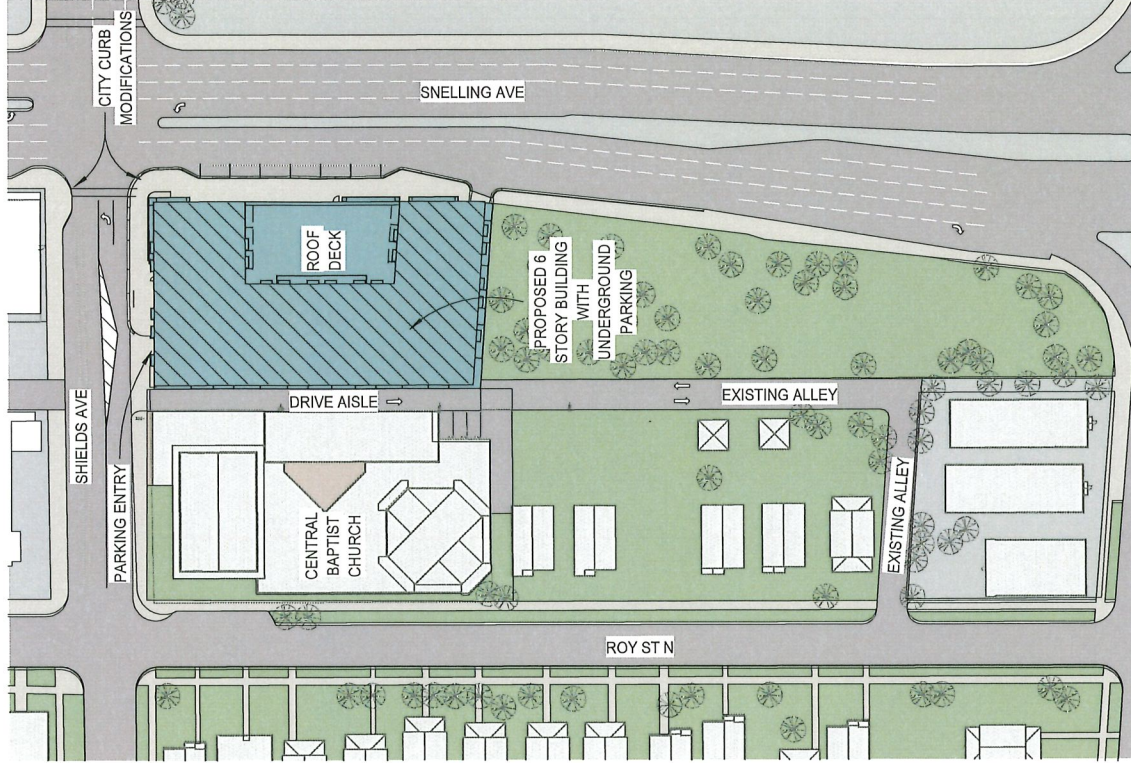
PROJECT NOTES

CONSTRUCTION NOTES:

1. CONSTRUCTION PARKING TO BE LIMITED TO NEIGHBORHOOD PARKING RAMPS AND PARKING LOTS. PARKING WILL NOT OCCUR AT THE ADJACENT NEIGHBORHOOD STREETS.
2. LIMITED STAGING TO OCCUR AT UNUTILIZED AREA OF ADJACENT SITE TO THE SOUTH.

BUILDING CONSTRUCTION DATA:

1. THE BUILDING IS SIX STORIES ABOVE GRADE TOTAL. THE OCCUPANCY IS MIXED-USE. THERE ARE TWO LEVELS OF BELOW GRADE PARKING FOR RETAIL AND APARTMENT OCCUPANTS. THE GROUND LEVEL CONSISTS OF RETAIL, THE APARTMENT LOBBY, TWO DRIVE THROUGHS FOR THE RETAIL, AND ON GRADE PARKING FOR RETAIL. THERE ARE FIVE LEVELS OF MARKET RATE APARTMENTS ABOVE THE RETAIL.
2. BUILDING WILL BE FULL SPRINKLERED.
3. THE BUILDING CONSTRUCTION TYPE FOR 'PEDESTAL' WILL BE TYPE 1A. THE PEDESTAL CONSISTS OF THE TWO LEVELS OF BELOW GRADE PARKING, THE GROUND LEVEL AND FLOOR OF THE SECOND LEVEL. PRIMARY CONSTRUCTION MATERIAL WILL BE POST TENSIONED CONCRETE. THE SECOND FLOOR PT SLAB ALSO PROVIDES THE SUPPORT FOR THE SECOND LEVEL EXTERIOR AMENITY DECK.
4. THE BUILDING CONSTRUCTION TYPE FOR THE FIVE LEVELS OF APARTMENTS WILL BE TYPE 3A.



No.	DATE	REVISIONS
1	02/28/19	PERMITS SUBMITTED

Kimley-Horn

787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55111
 PHONE 651-454-4777
 WWW.KH-LLP.COM

PROJECT NO.	1566740005
DATE	02/28/2019
DESIGNER	RAM
CHECKER	RAM
DATE	02/28/19
PROJECT	MANHATTAN

LANDSCAPE PLAN

SNELLING SHIELDS
 PREPARED FOR
 WELLINGTON
 MIXED-USE
 MANAGEMENT, INC.

ST. PAUL
 SHEET NUMBER
 L101

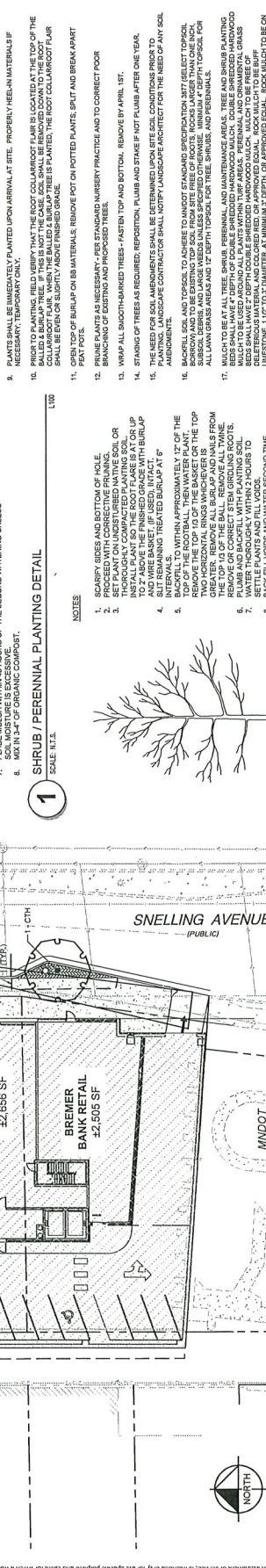
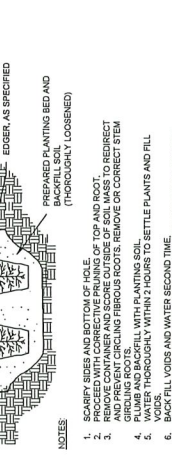
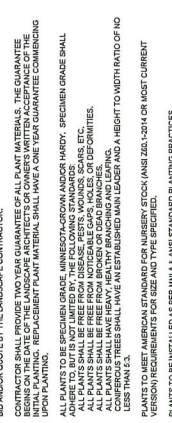
PERMIT SET - NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOLE/SPACING	CODE	QTY	BOTANICAL NAME
	BOULEVARD LINDBER	8 B.B.	BOL	2	TILIA AMERICANA 'BOULEVARD'
	CATHEDRAL ELM	8 B.B.	CTH	1	ULMUS X 'CATHEDRAL'
	IMPERIAL HONEYLOCUST	8 B.B.	IHL	2	GLEDBETIA TRACANTOGUS VAR. IMPERIAL
	SPACING	4 C.C.	COL	4	
	GROUND COVER		CLS	4	RHUS PROSTRATA 'GROUND'
	GROUND COVER		AFS	32	SEDUM X 'AUTUMN FIRE'
	REED GRASS	#1 CONT.	KFG	11	CHAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'
	CATWINE	#1 CONT.	WLC	6	NEREJA X PAASSENII 'WALKERS LOW'

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS ON LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANTS SHALL BE INSTALLED WITH PROPER SPACING AND MAINTENANCE AREAS AS SPECIFIED ON THIS PLAN.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIEMEN GRADE, MINNEAPOLIS/ANDOR HARDY. SPECIEMEN GRADE SHALL ADHERE TO, BUT NOT LIMITED BY, THE FOLLOWING STANDARDS:
 a. ALL PLANTS SHALL BE FREE FROM NOTICABLE EPIDEMIC DISEASES, OR DEFOLIATION.
 b. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
 c. ALL PLANTS SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 1:3.
 d. ALL PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603.2-2004) OR MOST CURRENT VERSION (REQUIREMENTS FOR SIZE AND TYPE SPECIFIED).
- PLANTS SHALL BE INSTALLED AS PER MANA 1 ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY, TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- DO NOT CUT OR REMOVE BURLAP OR MATERIALS. REMOVE POT ON NOTTED PLANTS. SPLIT AND BREAK APART BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES- FASTER TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED. REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL TO WITHIN APPROXIMATELY 1/2" OF THE TOP OF THE ROOT FLAIR. THE WATERING RINGS SHALL BE TWO HORIZONTAL RINGS WHICH DEPEND ON THE SIZE OF THE TREE. THE RINGS SHALL BE SPACED FROM THE TOP TO OF THE BALL, REMOVE ALL TWIGS, BRANCHES OR CORRECT STEM GROUNDING ROOTS.
- SETTLE PLANTS AND FILL VOIDS.
- WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- FINAL PLANTING DATE OF TREES TO BE APPROVED BY OWNER.

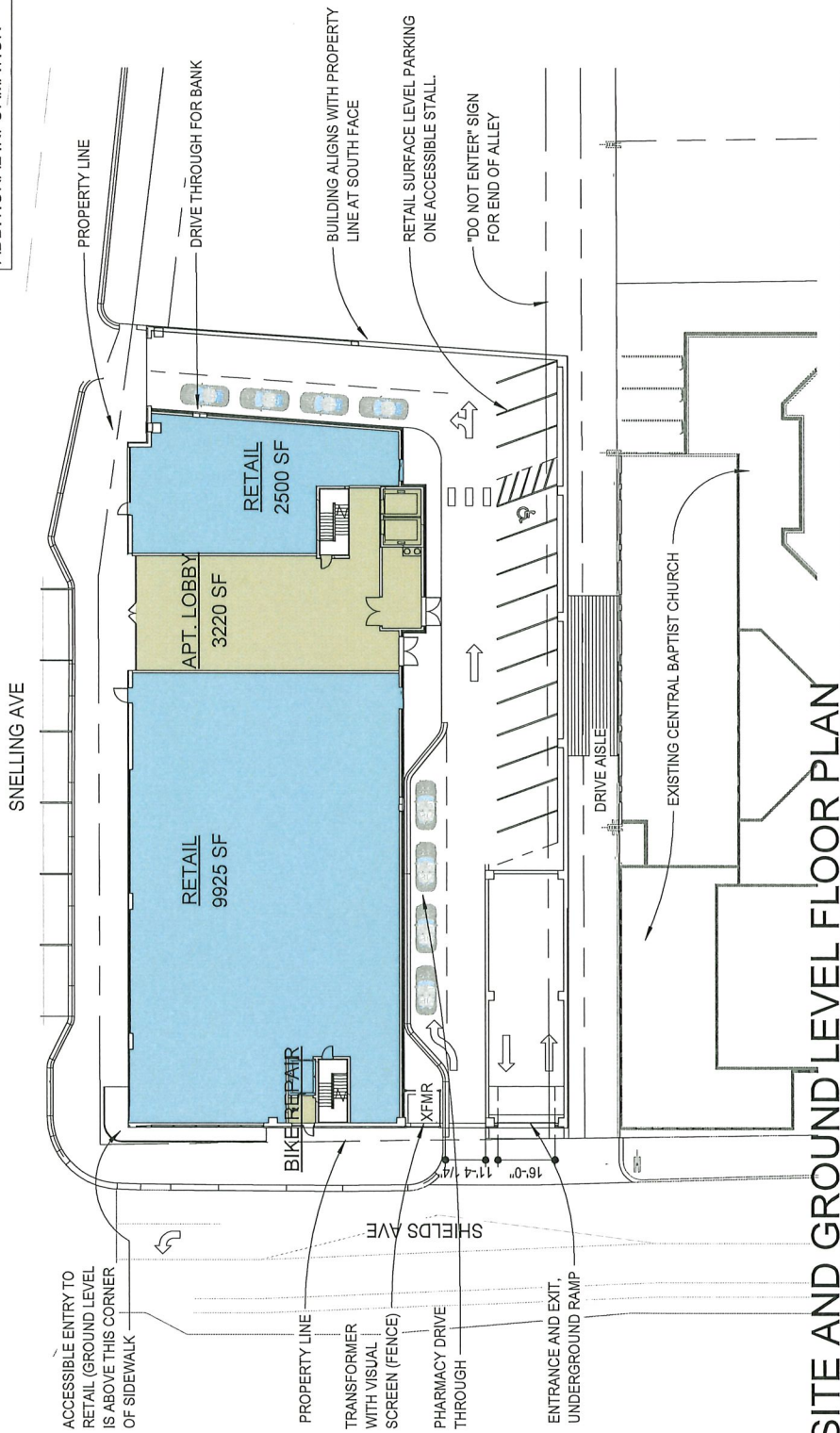


CITY OF ST PAUL NOTES

- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-432-247). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
- CONSTRUCTION SUPPLIES, MATERIALS, SPOOLS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE CURB LINE OR ON THE PUBLIC RIGHT OF WAY. MATERIALS SHALL BE STORED OR OPERATED WITHIN PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER. PROTECTIVE MEASURES SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREES FROM DAMAGE.
- ALL TREES SHALL BE PROTECTED BY PERMANENTLY PLACED PROTECTIVE BARRIERS. THESE PROTECTIVE BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN OR CHANGES TO THE LOCATION OF THESE PROTECTIVE BARRIERS SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
- CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-432-247) PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION. TO VERIFY TREE REMOVAL, CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-432-247) PRIOR TO DEMOLITION OF ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE REMOVED.
- WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE MITIGATED AND SOILS COVERED PRIOR TO FINAL GRADING.
- BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL.

SEE CIVIL DRAWINGS FOR LANDSCAPING,
ADDITIONAL INFORMATION

3 METERED PARKING STALLS SIGNED AS
LOADING ZONE 5:00 AM - 5:00 MONDAY - FRIDAY
3 METERED PARKING STALLS 2 HOUR LIMIT,
MONDAY - SUNDAY



1 SITE AND GROUND LEVEL FLOOR PLAN
CS4 1/32" = 1'-0"

THE PITCH MIXED-USE

ST. PAUL, MN

03/28/19 | 82.443-19055



EXTERIOR DESIGN ADDRESSES CITY REQUIREMENTS:

- 1) HOLDS THE CORNER: AT SNELLING AND SHIELDS, CORNER IS EMPHASIZED WITH A HIGHER PARAPET WALL AND UNIQUE MATERIALS TO THE BUILDING
- 2) BOTTOM-MIDDLE-TOP: MATERIALS ARE DIFFERENT AT THE GROUND LEVEL VS. SECOND LEVEL VS. THE TOP LEVELS
- 3) EXTERIOR MATERIALS PROVIDE TRANSITION FROM ADJACENT SOCCER STADIUM TO RESIDENTIAL NEIGHBORHOOD
- 4) PRIMARY ENTRIES ARE HIGHLIGHTED WITH CANOPIES

HIGH POINT OF UPPER ROOF. ROOF IS SLIGHTLY LOWER, SEEKING 75' FOR FLEXIBILITY AS THE FLAT ROOF DESIGN IS REFINED

SEEKING 18'-2" CUP HEIGHT INCREASE NORTH FACE

NORTH PROPERTY LINE

LINE OF ALLOWABLE SETBACKS FROM PROPERTY LINE

EXTERIOR MATERIALS:

- FIBER CEMENT PANELS - 2
- CURTAIN WALL
- METAL PANEL PANELS - 1
- ALUMINUM WINDOWS
- FIBER CEMENT PANELS - 1
- GLASS AND ALUMINUM RAILINGS
- BRICK

SOUTH PROPERTY LINE

SEEKING 12'-10" CUP AT SOUTH FACE

FLAT ROOF BEYOND, AT THIS CORNER

BOUNDARY OF ALLOWABLE SETBACKS

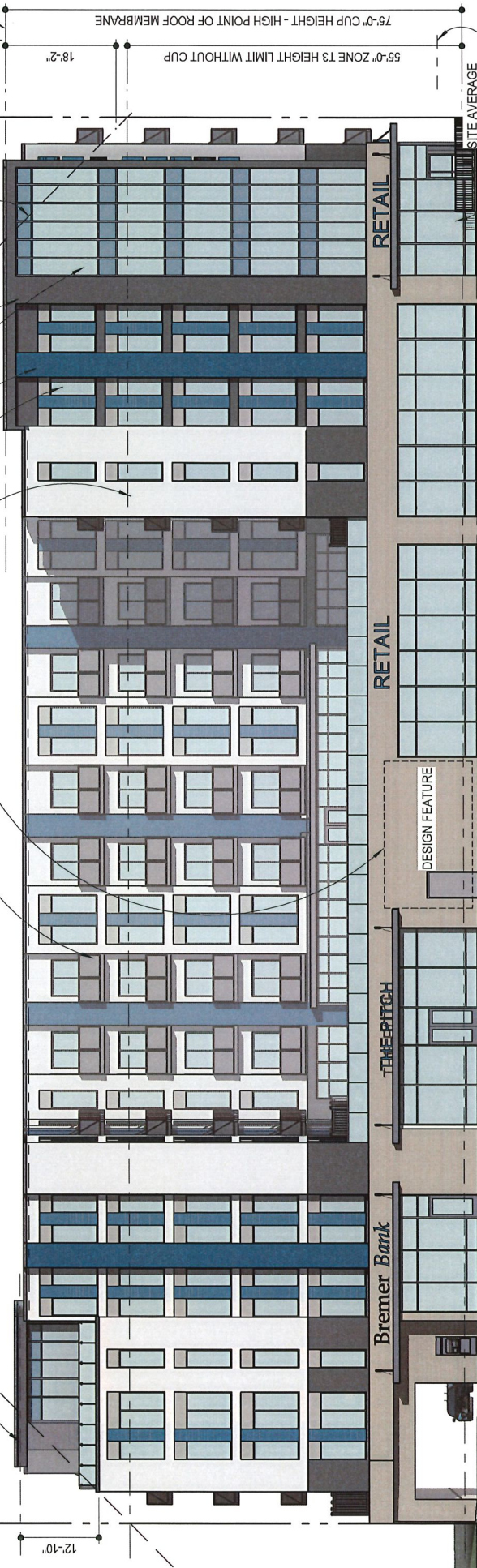
12'-10"

18'-2"

65'-0" ZONE T3 HEIGHT LIMIT WITHOUT CUP

75'-0" CUP HEIGHT - HIGH POINT OF ROOF MEMBRANE

SITE AVERAGE HEIGHT: 925.52'
GROUND LEVEL HEIGHT: 923.15'



1 EAST ELEVATION - VIEW FROM SNELLING AVENUE

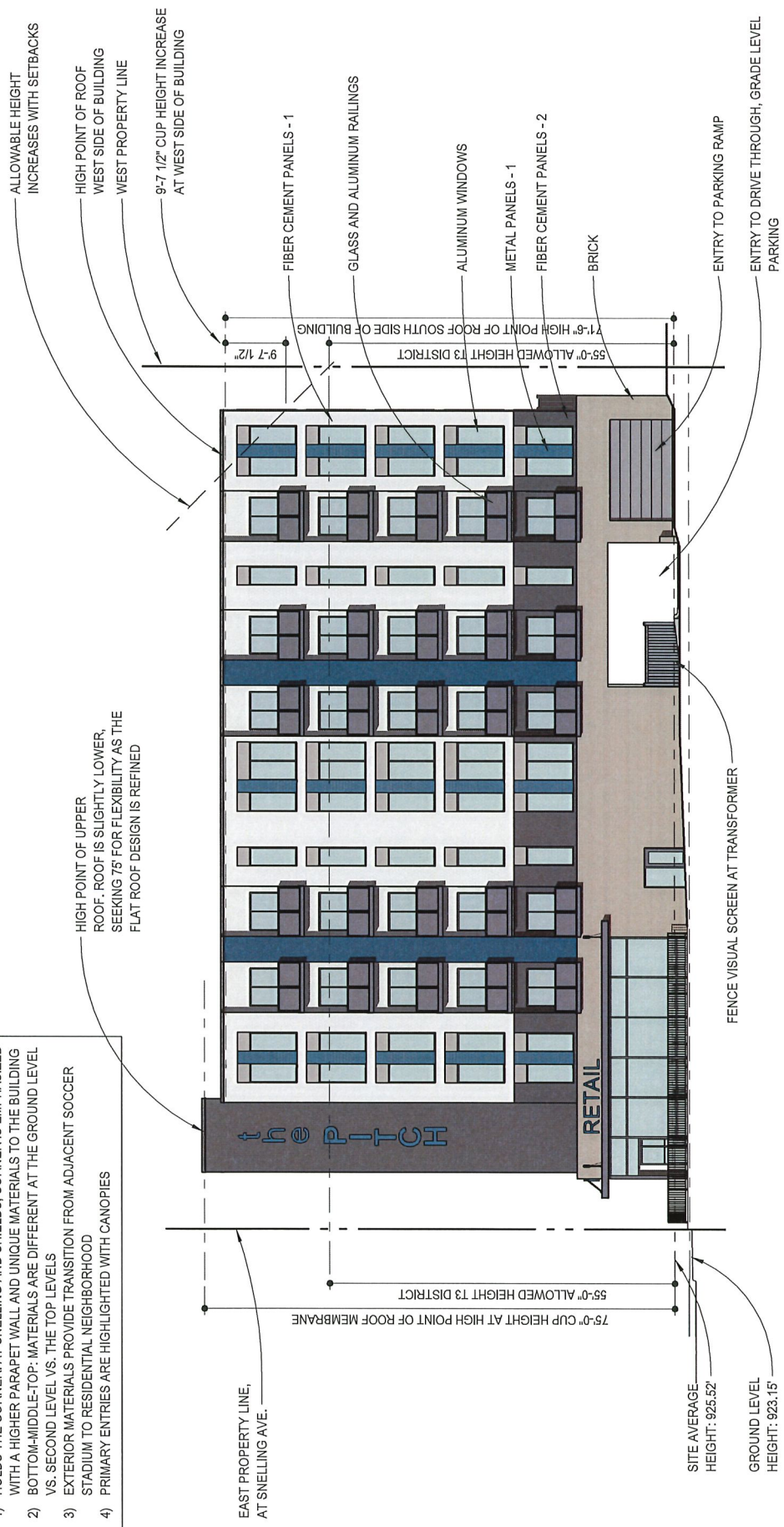
CS11 1/16" = 1'-0"

THE PITCH MIXED-USE

ST. PAUL, MN
03/29/19 | 82443-19655



- EXTERIOR DESIGN ADDRESSES CITY REQUIREMENTS:**
- 1) HOLDS THE CORNER: AT SNELLING AND SHIELDS, CORNER IS EMPHASIZED WITH A HIGHER PARAPET WALL AND UNIQUE MATERIALS TO THE BUILDING
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 - 4) PRIMARY ENTRIES ARE HIGHLIGHTED WITH CANOPIES



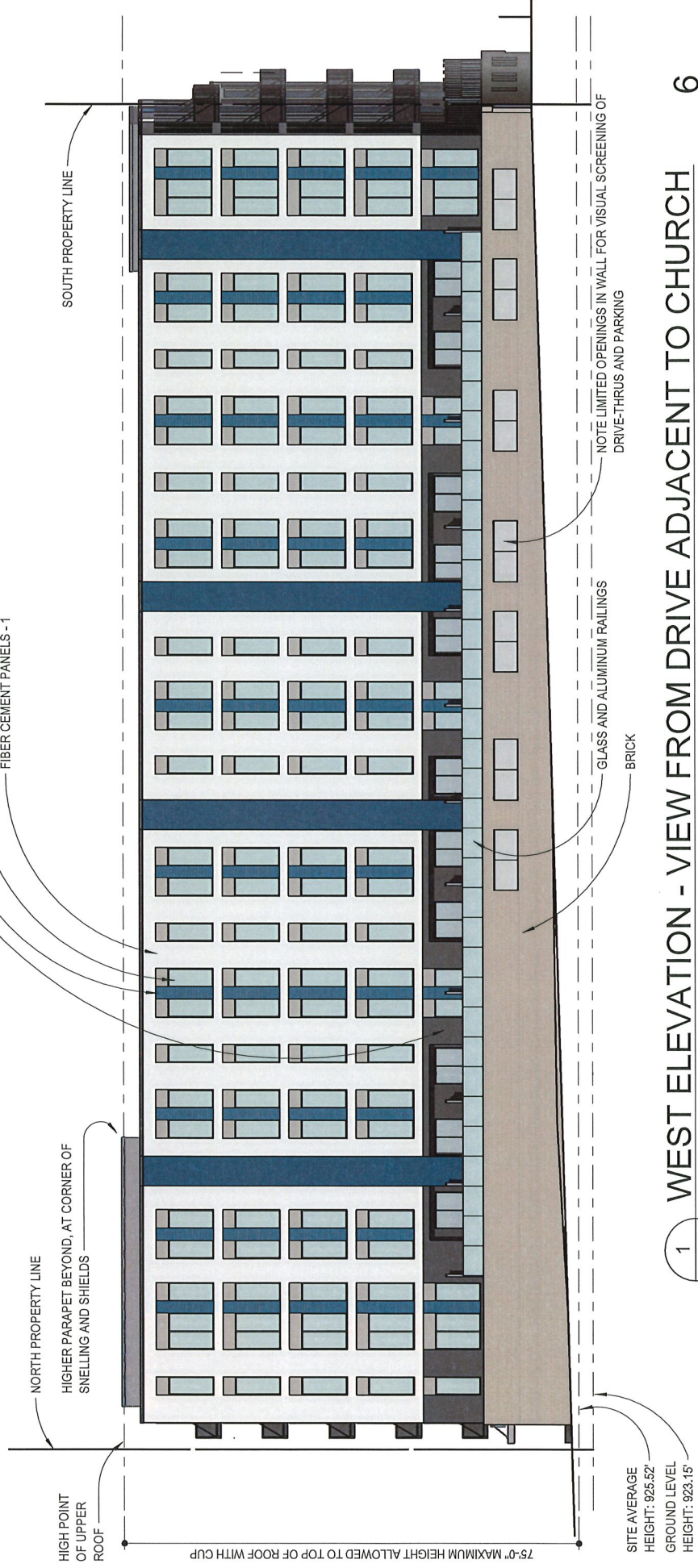
1 NORTH ELEVATION - VIEW FROM SHIELDS
 CS12 1/16" = 1'-0"

- EXTERIOR DESIGN ADDRESSES CITY REQUIREMENTS:
- 1) HOLDS THE CORNER: AT SNELLING AND SHIELDS, CORNER IS EMPHASIZED WITH A HIGHER PARAPET WALL AND UNIQUE MATERIALS TO THE BUILDING
 - 2) BOTTOM-MIDDLE-TOP: MATERIALS ARE DIFFERENT AT THE GROUND LEVEL VS. SECOND LEVEL VS. THE TOP LEVELS
 - 3) EXTERIOR MATERIALS PROVIDE TRANSITION FROM ADJACENT SOCCER STADIUM TO RESIDENTIAL NEIGHBORHOOD
 - 4) PRIMARY ENTRIES ARE HIGHLIGHTED WITH CANOPIES

EXTERIOR MATERIALS:

- FIBER CEMENT PANELS - 2
- METAL PANEL PANELS - 1
- ALUMINUM WINDOWS
- FIBER CEMENT PANELS - 1

NOTE: SEE THE EAST ELEVATION FOR CUP HEIGHT DESCRIPTIONS



1 WEST ELEVATION - VIEW FROM DRIVE ADJACENT TO CHURCH

CS13 1/16" = 1'-0"



THE PITCH MIXED-USE

ST. PAUL, MN

03/29/19 | 62443-15655



- EXTERIOR DESIGN ADDRESSES CITY REQUIREMENTS:**
- 1) HOLDS THE CORNER: AT SNELLING AND SHIELDS, CORNER IS EMPHASIZED WITH A HIGHER PARAPET WALL AND UNIQUE MATERIALS TO THE BUILDING
 - 2) BOTTOM-MIDDLE-TOP: MATERIALS ARE DIFFERENT AT THE GROUND LEVEL VS. SECOND LEVEL VS. THE TOP LEVELS
 - 3) EXTERIOR MATERIALS PROVIDE TRANSITION FROM ADJACENT SOCCER STADIUM TO RESIDENTIAL NEIGHBORHOOD
 - 4) PRIMARY ENTRIES ARE HIGHLIGHTED WITH CANOPIES

ALLOWABLE HEIGHT INCREASES WITH SETBACKS

HIGH POINT OF ROOF WEST SIDE OF BUILDING

WEST PROPERTY LINE, AT CORNER

9'-7 1/2" CUP HEIGHT INCREASE AT WEST SIDE OF BUILDING

BUILDING VIEWED AT AN ANGLE

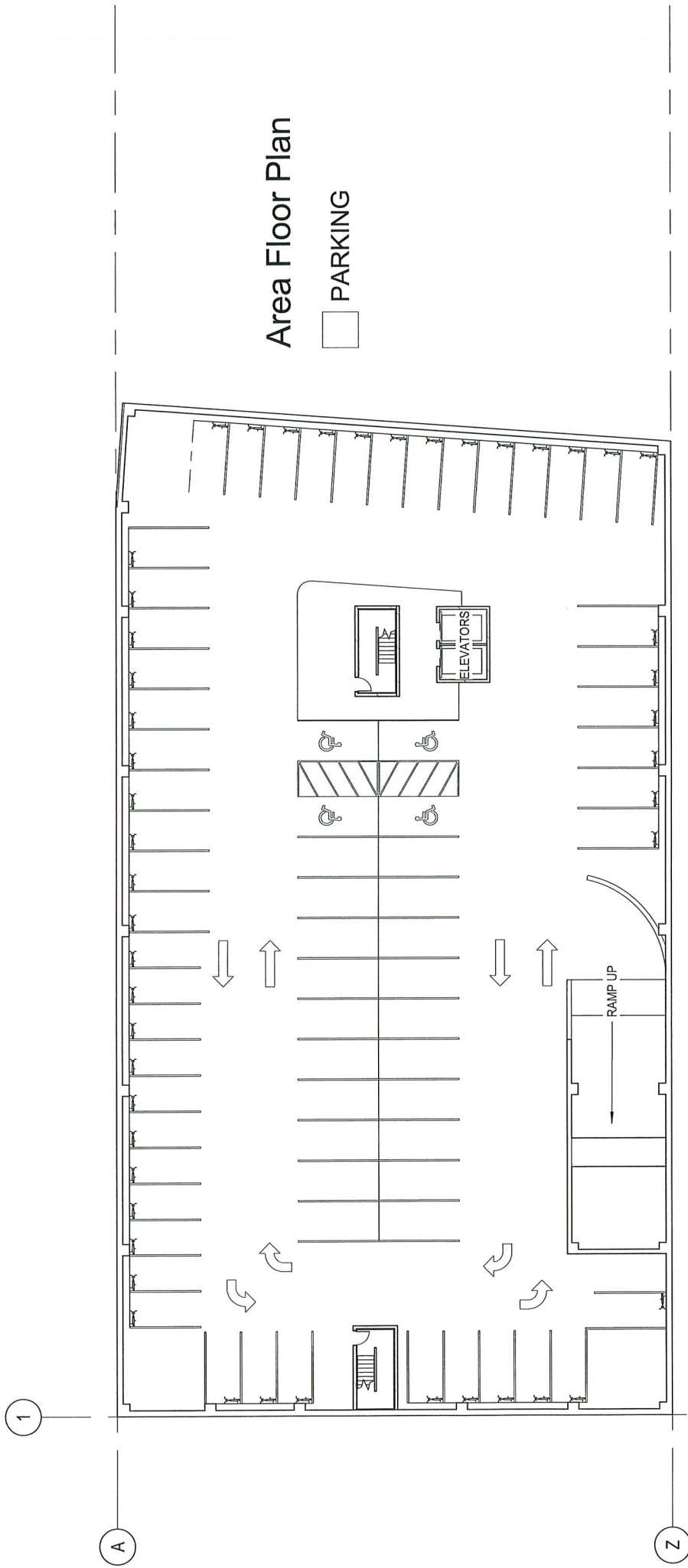
HIGH POINT OF UPPER ROOF BEYOND. SEE EAST ELEVATION

EAST PROPERTY LINE, AT CORNER. PROPERTY LINE IS NOT RECTILINEAR AND SETBACK IS SIGNIFICANT GREATER AT CORNER OF SNELLING AND SHIELDS



1 SOUTH ELEVATION - VIEW FROM ADJACENT MNDOT PROPERTY

CS14 1/16" = 1'-0"



Area Floor Plan

□ PARKING

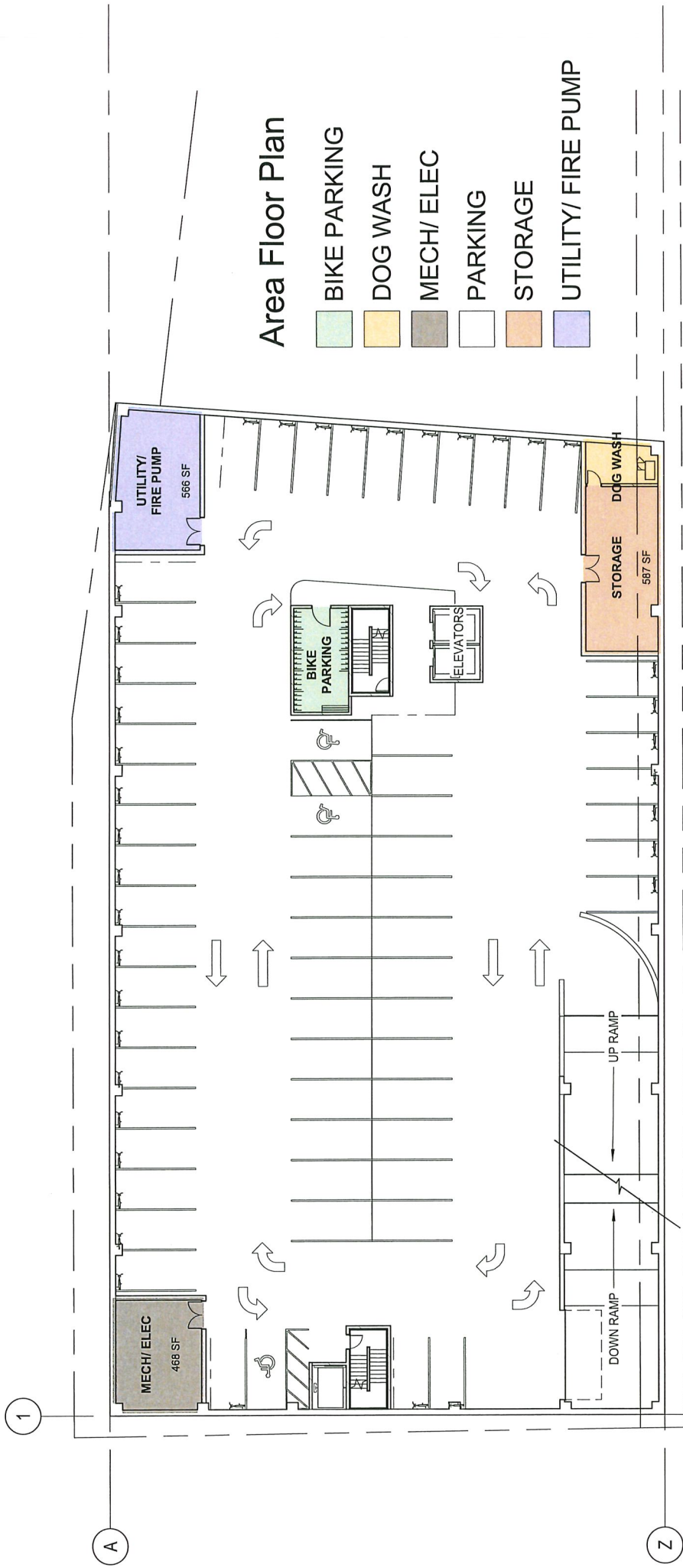
5



NORTH

1 LOWER PARKING LEVEL FLOOR PLAN

CS5 3/64" = 1'-0"



Area Floor Plan

- BIKE PARKING
- DOG WASH
- MECH/ELEC
- PARKING
- STORAGE
- UTILITY/ FIRE PUMP

rd



NORTH
6

1 UPPER PARKING LEVEL FLOOR PLAN

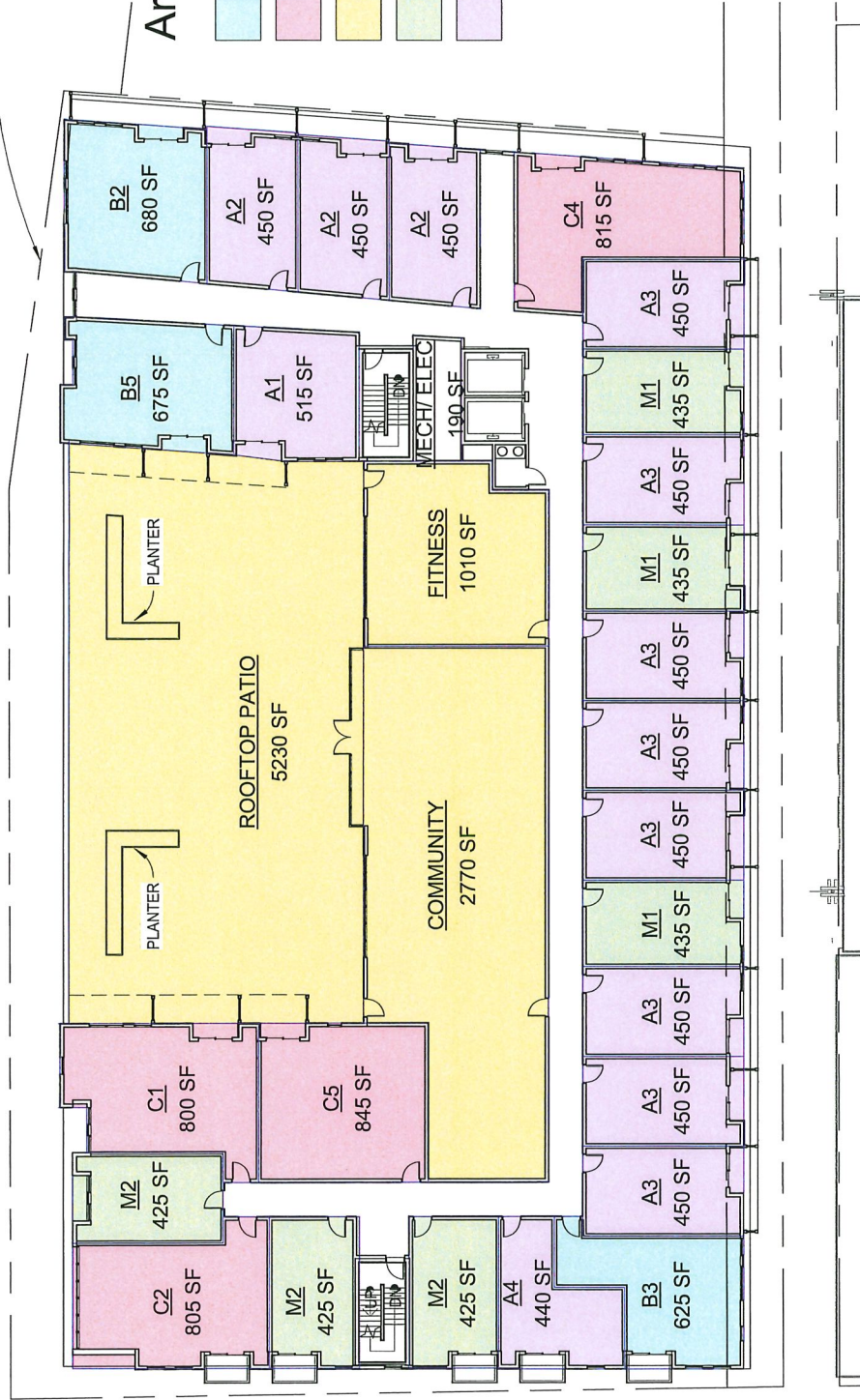
3/64" = 1'-0"

1 CS6

PROPERTY LINE

Area Floor Plan

- 1 Bedroom
- 2 Bedroom
- Commons
- Micro
- Studio



NORTH

7

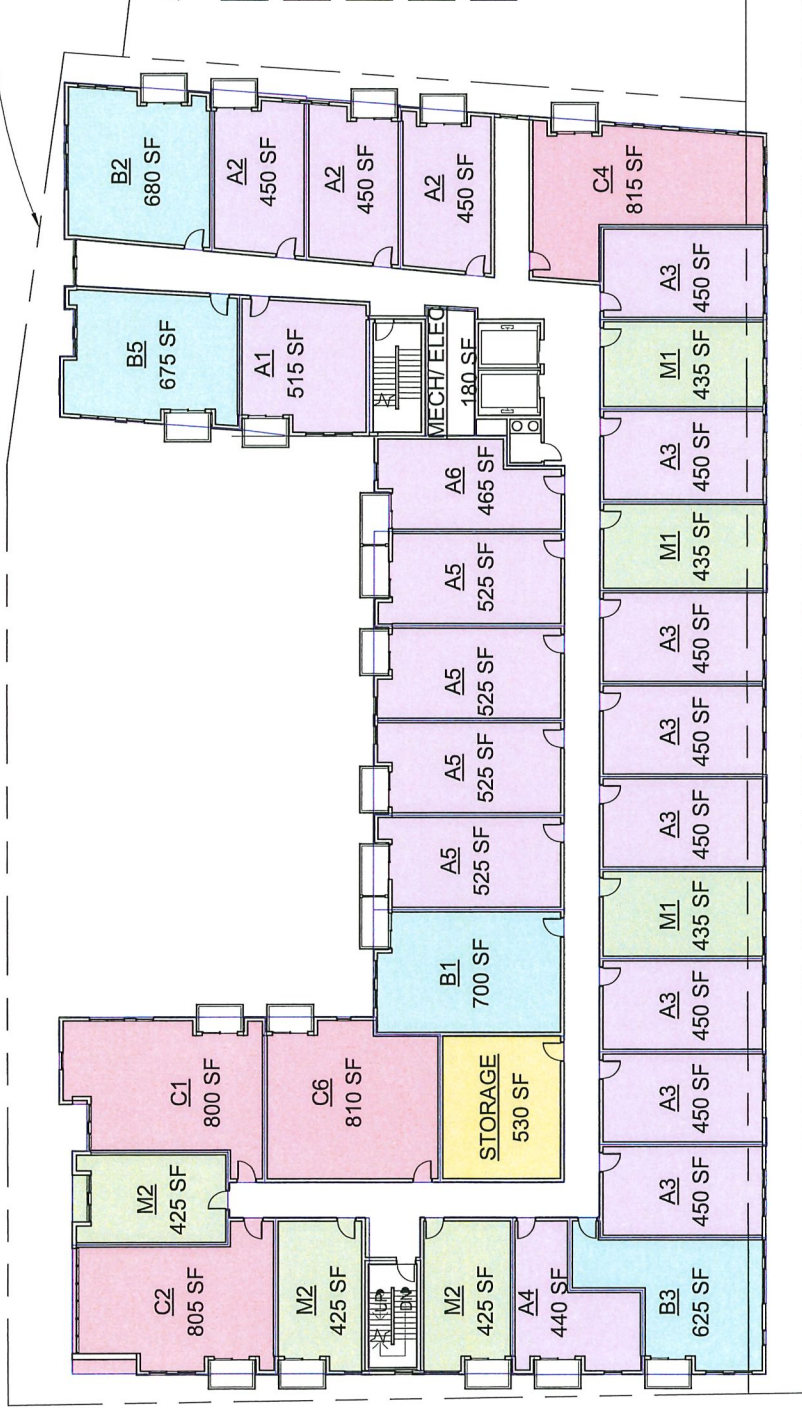
1 SECOND LEVEL FLOOR PLAN

CS8 3/64" = 1'-0"

PROPERTY LINE

Area Floor Plan

- 1 Bedroom
- 2 Bedroom
- Commons
- Micro
- Studio



NORTH

8

1 THIRD LEVEL TO SIXTH LEVEL FLOOR PLAN

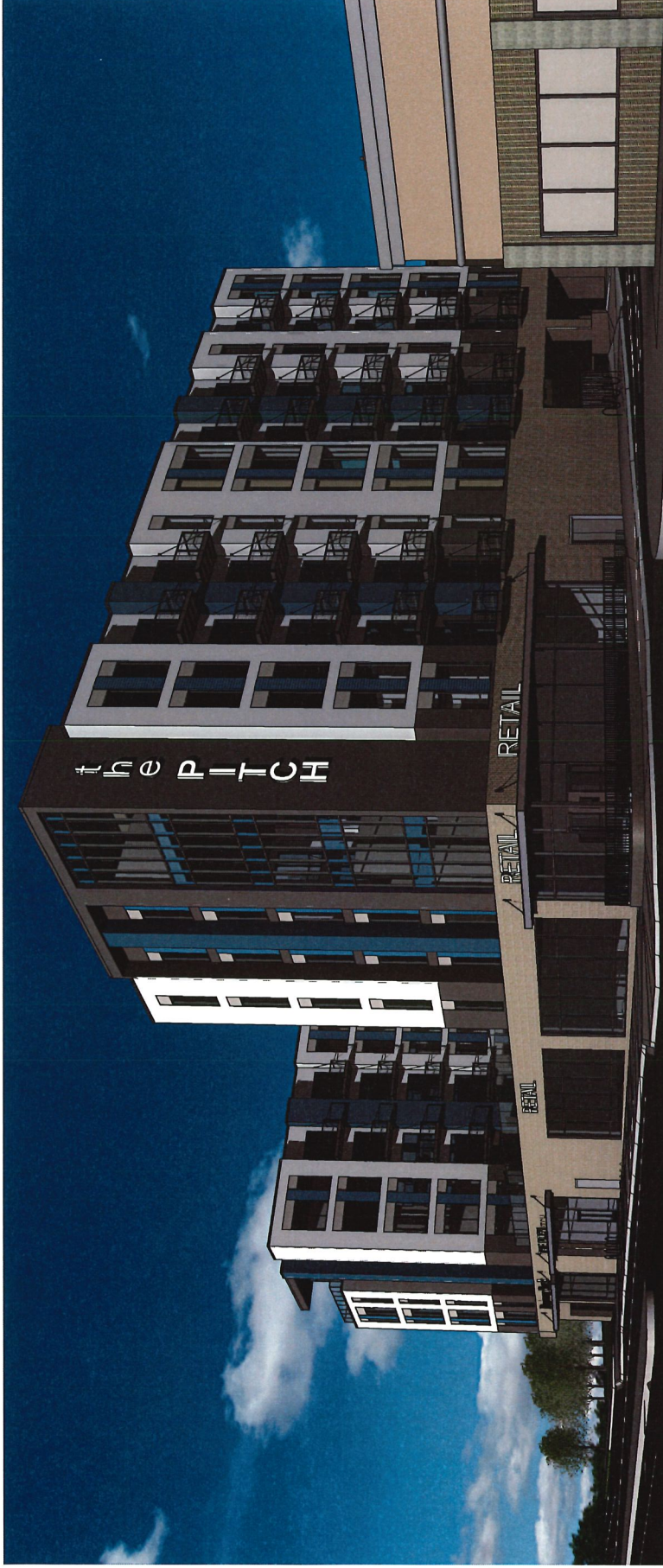
CS9 3/64" = 1'-0"

THE PITCH MIXED-USE

ST. PAUL, MN

03/07/19 | 82443-19055





PROJECT TEAM

OWNER

Snelling Shields LLC
 Wellington Management
 1625 Energy Park Drive Suite 100
 St. Paul, MN 55108
 Contact: Casey Dzieweczynski
 Phone: (651) 999-5510
 CaseyD@wellingtonMgt.com

ARCHITECT

Pope Architects
 1295 Bandana Boulevard N, Suite 200
 St. Paul, MN 55108
 Contact: Krin Bernitson
 Phone: (651) 789-1633
 kbernitson@popearch.com

CIVIL

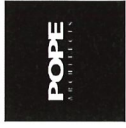
Kimley-Horn
 767 Eustis Street, Suite 100
 Saint Paul, MN 55114
 Contact: Mike Brandt
 Phone: (651)-643-0428
 Mike.Brandt@kimley-horn.com

THE PITCH MIXED-USE

ST. PAUL, MN

03/25/19 | 62443-19655

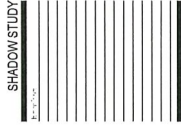




POPE ARCHITECTS, INC.
 1000 W. WISCONSIN ST.
 ST. PAUL, MN 55108-2228
 (612) 224-2222
 www.popearchitects.com



THE PITCH
 MIXED-USE
 ST. PAUL, MN



DATE: 10/15/13
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT: [blank]

A1.2



11 Summer Solstice Dusk 7:25 PM
 1" = 100'-0"



6 Equinox Dusk 7:25 PM
 1" = 100'-0"



1 Winter Solstice Dusk 4:34 PM
 1" = 100'-0"



12 Summer Solstice Afternoon 5:09 PM
 1" = 100'-0"



7 Equinox Afternoon 4:22 PM
 1" = 100'-0"



2 Winter Solstice Afternoon 2:15 PM
 1" = 100'-0"



13 Summer Solstice Mid-Day 1:14 PM
 1" = 100'-0"



8 Equinox Mid-Day 1:20 PM
 1" = 100'-0"



3 Winter Solstice Mid-Day 12:10 PM
 1" = 100'-0"



14 Summer Solstice Morning 9:35 AM
 1" = 100'-0"



9 Equinox Morning 10:18 AM
 1" = 100'-0"



4 Winter Solstice Morning 10:00 AM
 1" = 100'-0"



15 Summer Solstice Dawn 5:26 AM
 1" = 100'-0"



10 Equinox Dawn 7:16 AM
 1" = 100'-0"



5 Winter Solstice Dawn 6:00 AM
 1" = 100'-0"

Proposed development site and church to the west



Existing access on Snelling



Existing access at Shields and existing drive-through service lanes



Alley to the west of the development site - to be vacated



MnDOT right of way south of the development site



MnDOT right of way and residential uses to the south and west



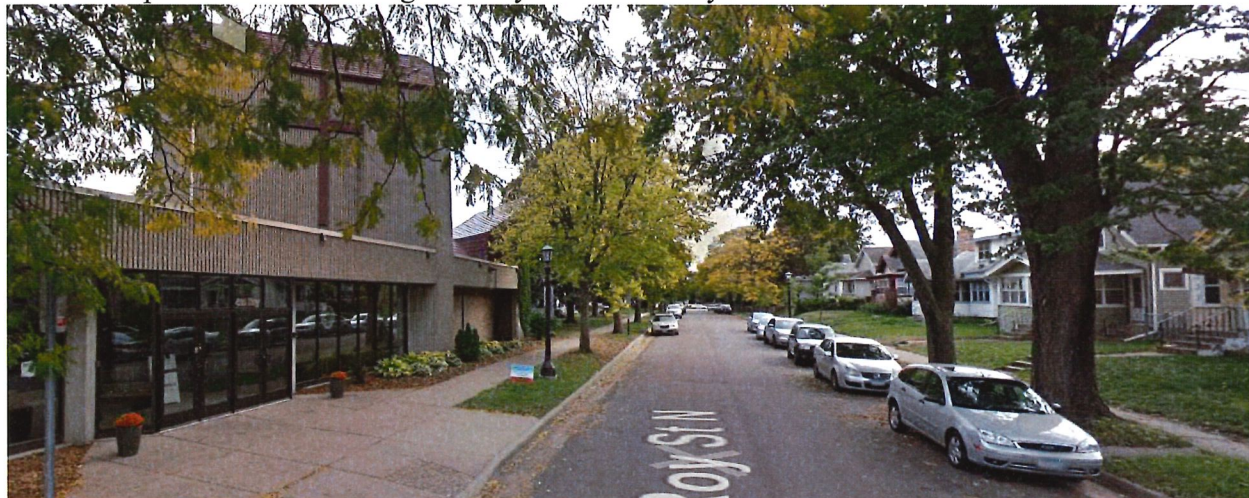
Office, retail and institutional uses to north and west



Soccer stadium and shopping center to the east, median in Snelling



Central Baptist Church and single family homes on Roy Street





UNION PARK DISTRICT COUNCIL
1821 University Avenue, Suite 308, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
An Affirmative Action, Equal Opportunity Employer

March 6th, 2019

Jerome Benner II, Board of Zoning and Appeals
City of Saint Paul
15 Kellogg Blvd. West
St. Paul, MN 55102

Dear Mr. Benner,

Representatives of Wellington Management, Inc. have presented their **427 Snelling Avenue North Redevelopment Project** project to CLUED on June 18, 2018, January 28, 2019, and February 18, 2019, and also to the UPDC's Transportation Committee on September 20, 2018, and February 11, 2019.

At its February 18th, 2019 meeting the Committee on Land Use and Economic Development (CLUED) **voted in favor** of a motion to support the following land use and permit applications to the City of Saint Paul for the Project:

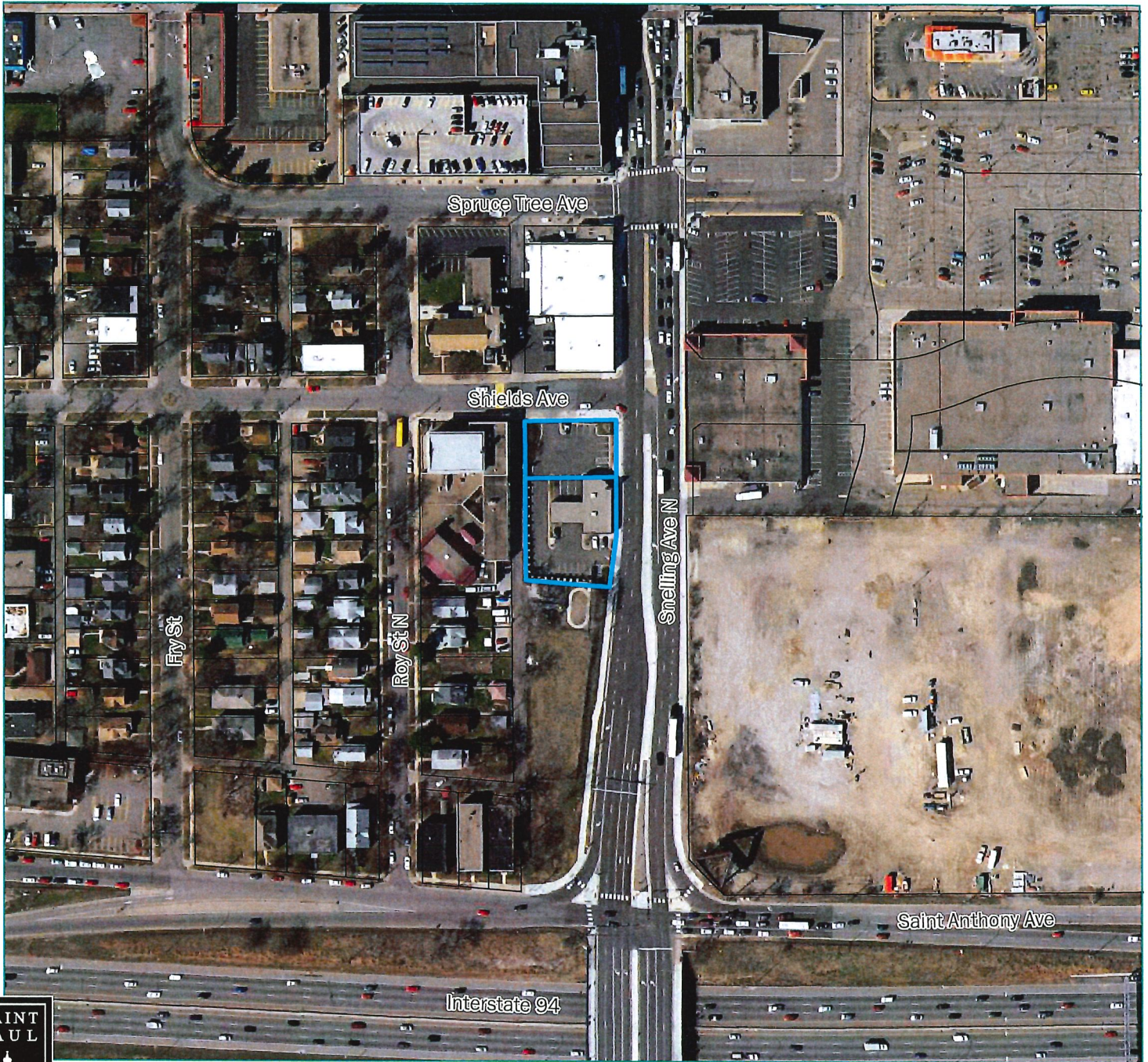
1. Preliminary site plan approval;
2. A conditional use permit to exceed 55' building height generally permitted in T3 zoning districts;
3. A variance to exceed a 3.0 floor-to-area ratio (FAR);
4. A nonconforming use permit to allow for continuing use of a bank drive-thru and additional retail drive-thru (an overall reduction from 4 current to 2 future drive-thrus); and
5. An alley vacation between the Project property and Central Baptist Church property.

The full UPDC Board also **voted in favor of supporting these requests** at its March 6th, 2019 meeting.

Please let me know if you have any questions.

Sincerely,

Brandon Long, Executive Director
Union Park District Council



FILE #19-025505 | AERIAL MAP
Application of Bremer Bank

Application Type: PC - Conditional Use Permit /
Variance / Non-Conforming Use Permit
Application Date: March 21, 2019
Planning District: 13

Subject Parcel Outlined in Blue

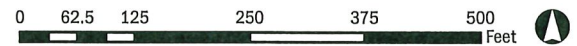


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FILE #19-025505 | LAND USE MAP
Application of Bremer Bank

Application Type: PC - Conditional Use Permit /
 Variance / Non-Conforming Use Permit
 Application Date: March 21, 2019
 Planning District: 13



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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 | |



FILE #19-025505 | ZONING MAP
Application of Bremer Bank

Application Type: PC - Conditional Use Permit /
 Variance / Non-Conforming Use Permit
 Application Date: March 21, 2019
 Planning District: 13



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

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