

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Scannell Properties **FILE #:** 19-029-318
 2. **APPLICANT:** Scannell Properties **HEARING DATE:** April 25, 2019
 3. **TYPE OF APPLICATION:** Conditional Use Permit and Variance
 4. **LOCATION:** 441-457 Snelling Ave N, between Shields Ave. and Spruce Tree Ave.
 5. **PINS & LEGAL DESCRIPTION:** 33.29.23.41.0008, 33.29.23.41.0009, 33.29.23.41.0010; Lots 8-15, Homer H. Hoyt Co's Addition
 6. **PLANNING DISTRICT:** 13 **PRESENT ZONING:** T3
 7. **ZONING CODE REFERENCE:** § 66.331(g), § 61.501; § 61.601; § 61.202(b)
 8. **STAFF REPORT DATE:** April 18, 2019 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** April 4, 2019 **60 DAY DEADLINE FOR ACTION:** June 2, 2019
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- A. **PURPOSE:** Conditional use permit for a mixed-use building up to 75 feet in height, with floor area ratio variance (3.0 allowed 4.71 proposed).
- B. **PARCEL SIZE:** The property has about 200 feet of frontage on Snelling Avenue and is about 127 feet in depth for a total lot area of about 25,700 square feet or 0.59 acres.
- C. **EXISTING LAND USE:** Three separate one-story commercial buildings occupied by office and retail uses and off-street parking at the side and rear of buildings. The former Furniture Barn building is vacant.
- D. **SURROUNDING LAND USE:**
 - North: Spruce Tree Center building with office and retail uses and associated parking ramp in a T4 zoning district.
 - East: Major league soccer stadium, Midway Shopping Center, and associated off-street parking in a T4M zoning district.
 - South: Bank and church in T3 and RM2 zoning districts.
 - West: Church and residential uses, both single family and multi-family, in an RM2 zoning district and off-street parking north of the church in a VP zone.
- 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.
- 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 88 off-street parking spaces (29 at ground level and 59 below ground) with 18-19 of the ground level spaces reserved for commercial uses. Racks for about 12 bicycles will be provided on Shields and Snelling and indoor bike stalls for residents will be provided but the number has not yet been determined.
- G. **HISTORY/DISCUSSION:** There are no previous zoning cases or history on the property.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council Board voted to support the conditional use permit and variance requests.
- I. **FINDINGS:**
 1. The applicant has a signed purchase agreement to acquire the property and intends to develop a six-story mixed-use building. A restaurant tenant is planned for the ground floor commercial space along with a lobby area for the 137 residential units above. Residential

units include both market rate and affordable apartments with a mix of studio, alcove, one, two, and three bedroom units. An amenity deck is planned for the second floor overlooking Snelling Avenue; a dog run area is planned for the northwest corner of the site along Spruce Tree Avenue. Off-street parking for the commercial use and some residential use will be located on the ground level with access from Shields. The remainder of residential parking spaces will be below ground and accessible to and from the alley at the northwestern portion of the site. One-way circulation for the ground level parking is planned, with an entry point at Shields and an exit point into the alley to the north. Egress from the parking will allow right and left hand turns from the alley to access Spruce Tree to the north or Shields to the south. Landscaped areas are planned along Snelling and Shields and between the alley and the building. As part of its initial marketing plan, the applicant plans to offer \$50 Metro Transit passes to new tenants to encourage transit use.

The seven existing parking meters and on-street parking on Snelling will be removed and the sidewalk widened to enhance the streetscape. The applicant expects deliveries and move ins/outs to occur on Shields or the alley; some move-ins/outs may come within the parking area. The developer and its management company will dictate times and locations for these deliveries and move ins/outs and communicate with the church to the west to minimize traffic impact and congestion. Trash and recycling will be located on the south side of the building. Management will roll out dumpsters to Shields for pick up.

2. The applicant requests a conditional use permit to allow a building height of up to 75'. The tallest projected height is 71'10"; the applicant requests a maximum height of 75' to provide some flexibility as plans proceed in case minor adjustments are needed. 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. It is noted that the maximum height of the elevator shaft overrun at the top of the building is projected to be 75'10". Because this is considered mechanical equipment on top of the structure it does not figure into the calculation for building height.

Under T3 zoning the portion of the building along Snelling and along the alley is allowed to be 55' by right; a CUP is needed for the additional height of 15'10" at the south end and 12'11" at the north end to allow a projected height of 71'10". Along Shields and Spruce Tree at CUP is needed for the additional height of 16'4" at the east end and 16'10" at the west end to allow a projected height of 71'10"

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." The site is 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 activate 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 corners at Shields and Spruce Tree. Commercial and lobby spaces feature large glass frontages that allow activity within to be seen from the street and have entrances on Snelling. The additional building height proposed allows for increased density on the site, which is supported by the Comprehensive Plan. Differences in exterior materials between street level and upper stories and between the south and north ends of the building help break up the building’s massing as do door and window openings at street level and balconies on upper levels. The proposed mixed-use building will create a gradual transition from the soccer stadium on the east to the residential neighborhood on the west.

(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 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 provide wider sidewalks to enhance the quality of the pedestrian environment as called for in the Snelling Station Area Plan. Vehicular access to ground level off-street parking will be from Shields only, with one-way traffic through the site from south to north and egress into the alley behind the building where drivers can proceed north to Spruce Tree or south to Shields. Vehicular access to and from the underground parking facility for residential uses will be from the alley at the northwest corner of the building. The developer plans to provide bicycle racks on the sidewalks along Shields and Snelling for public use and indoor bicycle storage for tenants, though the number of racks has not yet been determined.

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) is required for site plan approval. MnDOT will also review the site plan since Snelling is a state highway. Access for emergency vehicles will be from Snelling, Shields, and Spruce Tree 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.

(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 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 4.71. § 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. The applicant states that the project will promote pedestrian activity with the creation of wider sidewalks, public bicycle parking, and public seating and landscaping along Snelling Avenue.

(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. The applicant states that without the variance the project would become a three to four story building, which would not achieve the higher density desired in the Snelling Station Area Plan.

(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 may be questionable given the proximity of the site to residential uses immediately to the west in an RM2 zoning district. 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 Plan supports.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a mixed-use building up to 75 feet in height and the floor area ratio variance (3.0 allowed, 4.71 proposed), 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 #: 19-029318

Fee: _____

Tentative Hearing Date: 4/25/19

PD-13

332923410008 -0010
332923410009**APPLICANT**

Name Scannell Properties Email johnl@scannellproperties.com
Address 8801 River Crossing Blvd, Suite 300
City Indianapolis State IN Zip 46240 Daytime Phone 317-218-1665
Name of Owner (if different) Robert J. Fleming, Nancy L Adamek, T & M Properties LLC
Contact Person (if different) John Lassaux Phone 317-218-1665

PROPERTY LOCATION

Address/Location 441, 453, 455 Snelling Ave N, St. Paul, MN 55104-3802
Legal Description (attached)
Current Zoning T-3
(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 (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.

Per table 66.331 note (h), mixed-use facilities in areas zoned T-3 may be permitted a maximum height of ninety (90) feet with a conditional use permit. In order to obtain the full ninety feet, structures must be set back one (1) foot for every two and one half (2 1/2) feet of height over seventy-five (75) feet. The proposed structure is a mixed-use facility with a proposed height not to exceed 75 feet. The structure will be set back according to all other applicable development standards. The increased height is needed for the property to achieve its highest and best use which includes for high-density mixed-use development which is consistent with the intent of the zoning and the Comprehensive Plan, otherwise, the development would not be feasible.

The applicant believes that no modification of any special condition or standards for the requested conditional use are necessary under Section 61.502 of the Zoning Code.

☒ Required Site Plan is attached

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



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS

375 JACKSON STREET, SUITE 220

ST. PAUL, MINNESOTA 55101-1806

Phone: 651-266-8989 Fax: 651-266-9124

Visit our Web Site at www.stpaul.gov/dsi

ZONING VARIANCE APPLICATION

File Number (office use only)

ZONING VARIANCE APPLICATION

Applicant Contact Information

Name:	Scannell Properties (via John Lassaux)	Email:	johnl@scannellproperties.com	Phone:	317-218-1665
Address:	8801 River Crossing Blvd, Suite 300				
City, State, Zip:	Indianapolis, IN 46240				
Property interest of applicant (owner, contractor, purchaser, etc.):	Purchaser				
Property owner (if different):	Robert J. Fleming, Nancy L Adamek, T & M Properties LLC				

Subject Property Information

Address:	441, 453, 455 Snelling Ave N								
Legal Description:	(see attached)								
Lot size:	0.59	Existing use:	Commercial	Proposed use:	Mixed-Use	Zoning District:	T-3	Planning District:	13

Please select the type(s) of variance or review being requested and a brief description of the project:

<input type="checkbox"/> Lot Area	<input type="checkbox"/> Separation from Specific Uses
<input type="checkbox"/> Setbacks (please specify: front / side / rear)	<input type="checkbox"/> Design Standards
<input type="checkbox"/> Density	<input type="checkbox"/> Off-street Parking
<input checked="" type="checkbox"/> Floor Area Ratio (FAR)	<input type="checkbox"/> Signage (requires additional application)
<input type="checkbox"/> Height	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Sidewall Articulation (Districts 14 & 15)	<input type="checkbox"/> Administrative Review

Applicant Signature

Signature:	Date:	Received by:
	4/3/2019	

pdd
4/4/19

Statement of Variance Applied for with Principal Points on which Application is Based
Proposed Mixed-Use Building in Saint Paul, Minnesota

I. Description of Project

Scannell Properties (the “Developer”) is proposing to construct a multi-story, mixed-use development incorporating residential, commercial, and parking components to be located at 441-453-455 Snelling Avenue in Saint Paul, Minnesota (the “Project”).

II. Description of Variance Requested

Developer is seeking the Variance to increase the Floor Area Ratio (“FAR”) above the current maximum of 3.0 per the T3 – Traditional Neighborhood zoning per Table 66.331 of the St. Paul Municipal Code. While the Project primarily adheres to the requirements of the T3 Zoning of the Project site, the current design of the Project creates the need for an increase in FAR. The purpose of the increased FAR for this Project is to maximize the use of the site and create a mixed-use, high density project as outlined in the Intent of the zoning Code and the Comprehensive Plan. If the Variance to increase FAR is not obtained, the Project will become a three- or four-story project, which would not achieve the higher density desired in the area. Failure to obtain the Variance is detrimental to the overall project as it would limit the highest and best use of the site and the Project would not be feasible as it would fail to obtain construction financing through a lender.

III. Verified Statement of Qualifications for Requested Variance

- (1) ***The Variance is in harmony with the general purposes and intent of the zoning code.*** The proposed variance to increase FAR will be in harmony with the general purposes and intent of the zoning code as T3 Traditional Neighborhood zoning provided in §66.314 of the St. Paul Municipal Code. The T3 Traditional Neighborhood provides for higher-density pedestrian and transit-oriented mixed-use development, which is consistent with the principal purpose of the variance. The zoning also is intended for smaller sites in existing mixed-use neighborhood centers. The Project is harmonious with the intent of the zoning code as it will be mixed-use on a small parcel (0.59 acres) and promote pedestrian activity with the creation of wider sidewalks, public bicycle parking and public seating and landscaping along Snelling Avenue. The development will include a mix of unit types, some being affordable.
- (2) ***The variance is consistent with the Comprehensive Plan.*** The proposed variance to increase FAR will be consistent with the both City-wide policies and Neighborhood Nodes and Mixed-Use policies described in the Comprehensive Plan (“Plan”). For example, the Project will promote pedestrian-oriented activity, encouraging transit-supportive density (Policy LU-1, LU-9, LU-29, LU-30) as the site is within 0.25 miles from the Light Rail, will provide ample bike storage for public and private use, and will provide a lower parking

ratio of stalls to units than what is typically provided for in a development of this kind (Policy LU-13, LU-14). This will allow more people to have access to these alternative means of transportation that otherwise would have to drive. The project will also provide and promote diverse housing (both market rate and affordable housing) by income and familial status as the project will provide a mix of units that will include studio units all the way up to three bedrooms units (Goal 3, Policy H15 to H19), and The project will also create full time employment with property management and maintenance for the residential component and commercial businesses that will be within the project. Policy LU-6: Site is in an opportunity zone. The project is also between T4 and RM2 zoned areas, and the increased FAR would create a favorable gradual transition between the RM2 and T4 that has uses with higher intensities (Policy LU-28).

- (3) ***The applicant has established that there are practical difficulties in complying with the provision and 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.*** There are practical difficulties in complying with the provision as the provision does not allow for the highest and best use of the property and does not align with its intended goal for high-density mixed-use development. Should the provision allow for high-density development, the FAR would not have a maximum of 3.0.
- (4) ***The plight of the landowner is due to circumstances unique to the property not created by the landowner.*** The plight of the landowner is due to a smaller site that is surrounded by three public streets and public alleyway, so any intended development is bound by tight lot lines and requires taller, denser development. The site requires higher density for its highest and best use, which would be consistent with the intent of the zoning, but these other factors restrict the property owner's ability to develop its land.
- (5) ***The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*** The Project will not have any use that is not allowed in the zoning district of where the Project is located. The Project will have an enclosed parking use, commercial use that is intended to have a restaurant, and a residential use, all of which are permitted in the T3 zoning district.
- (6) ***The variance will not alter the essential character of the surrounding area.*** The variance will not alter the essential character of the surrounding area as the design intent, even though new construction, is taking into consideration the existing residential and commercial uses around the immediate area while also looking into the future with the proposed "Super Block" redevelopment and finding a balance between the two. The desired character of the area, as described in the Comprehensive plan, is to ensure building massing, height, scale, and design gradually transition to those permitted in adjoining districts, and for activated streetscapes with active first-floor uses that contribute to a vibrant street life – both of which would be better attained through the development.

Legal Descriptions:

Parcel 1 (453 Snelling Ave N):

Lots 9, 10, 11, and 12, Block 1, Homer H. Hoyt Co.'s Addition to Ramsey County, Minnesota. (Abstract Property)

Parcel 2 (441 Snelling Ave N):

Lots 13 and 14, Block 1, Homer H. Hoyt Co.'s Addition, Ramsey County, Minnesota. (Torrens Property, Certificate of Title No. 530881)

And

Lot 15, Block 1, Homer H. Hoyt Co.'s Addition, Ramsey County, Minnesota. (Abstract Property)

Parcel 3 (455 Snelling Ave N):

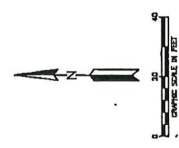
Lot 8, Block 1, Homer H. Hoyt Co.'s Addition to Ramsey County, Minnesota. (Abstract Property)

DATE	DESCRIPTION	REVISION
1/1/2010	1	

NOT FOR CONSTRUCTION
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF WENCK & SCANNELL, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WENCK & SCANNELL, INC.

PROJECT NO: 5004-002
 SHEET NO: 1 OF 1
 DATE: 2/10/10
 SHEET TITLE: SITE PLAN

C-201



SITE LEGEND

	CURB AND GUTTER
	BITUMINOUS PATCH PAVEMENT
	BITUMINOUS PAVEMENT IN ALLEY
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	PROPOSED PARKING COUNT
	COMPACT PARKING STALL
	LANDSCAPED AREA (DESIGN BY OTHERS)

NOTES: SEE SHEET C-100

SITE ANALYSIS TABLE

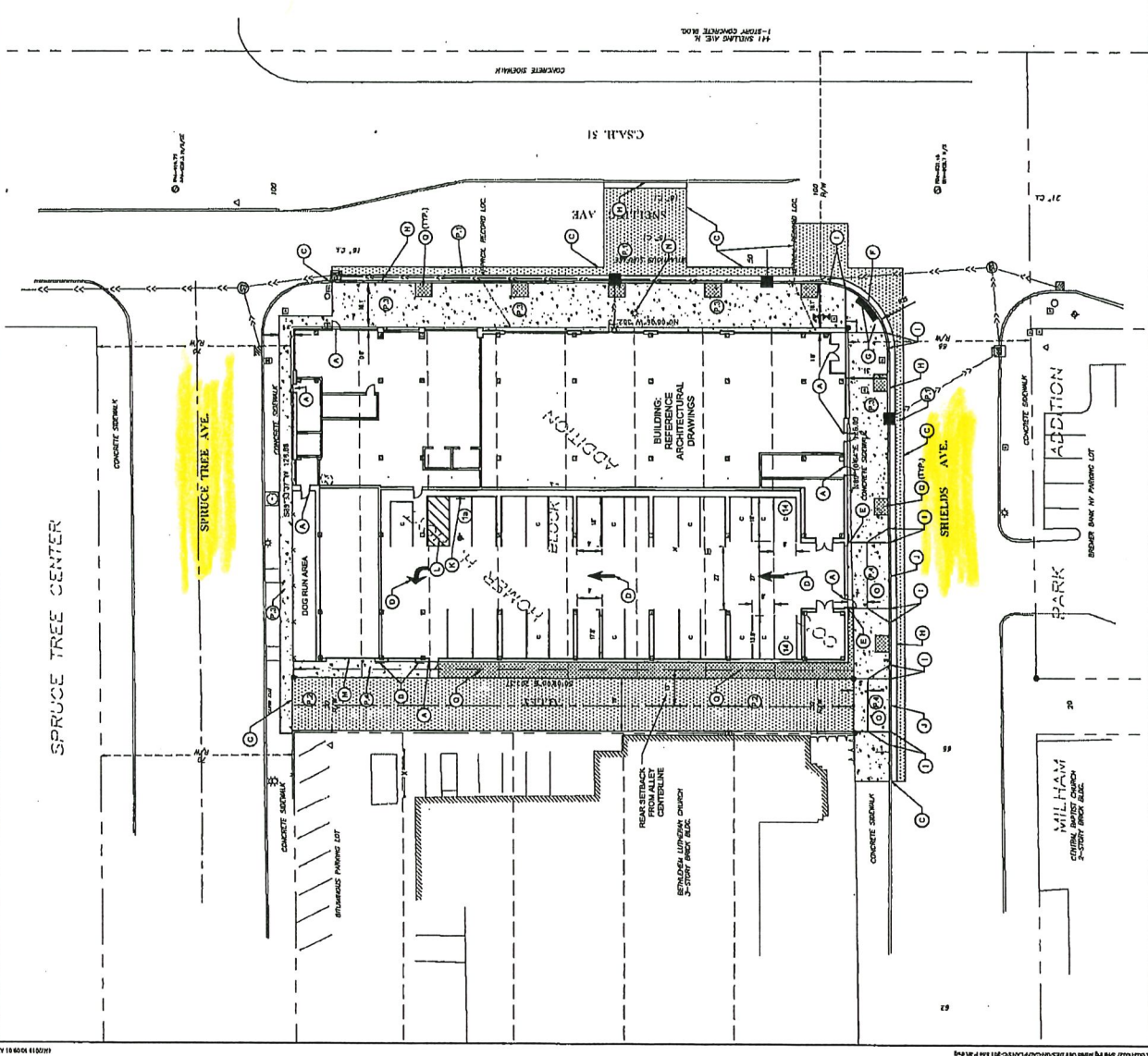
LOT 9-15, BLOCK 1
 HOMER H. HOYT CO.'S ADDITION

EXISTING ZONING	T2 (TRADITIONAL NEIGHBORHOOD)
PROPOSED USE	MIXED-USE
LOT AREA	425,774 SF (10.59 AC)
TOTAL BUILDING AREA	254,258 SF (5.83 AC)
SETBACK SUMMARY	
FRONT / STREET ROW	0'
REAR	13' FROM CENTER OF ALLEY
GREENSPACE SUMMARY	
IMPERVIOUS AREA (INCL. BLDG)	254,258 SF
PERVIOUS AREA	171,516 SF
PARKING SUMMARY	
STALL TYPE	REQUIRED
STANDARD (8'x15')	0
COMPACT (6'x15')	0
ACCESSIBLE	0
TOTAL COUNT	0

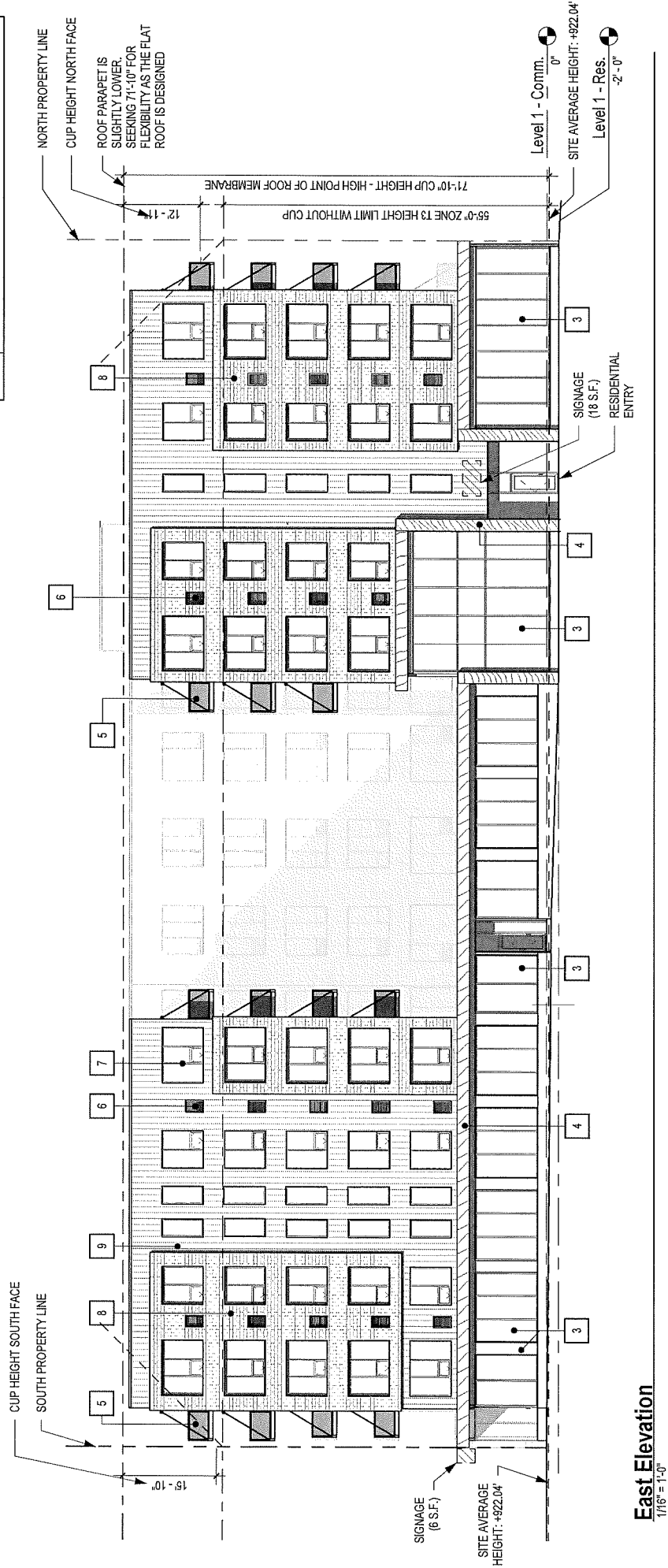
KEYNOTE LEGEND

(A)	DOOR LOCATION / STRUCTURAL STOOP, REFERENCE ARCH / STRUCTURAL PLANS
(B)	DO NOT ENTER SIGN MOUNTED ON BUILDING WALL COORDINATE WITH ARCHITECT.
(C)	MATCH EXISTING.
(D)	DIRECTIONAL PAVEMENT MARKING
(E)	"441 SNEILING AVE PARKING ONLY" SIGN MOUNTED ON BUILDING WALL COORDINATE WITH ARCHITECT.
(F)	ACCESSIBLE CURB RAMP - SEE CITY STD PLATE 303DC
(G)	INSTALL TRUNCATED DOWNS
(H)	56W CURB AND GUTTER.
(I)	TRANSITION CURB
(J)	RIBBON CURB
(K)	ACCESSIBLE PARKING SIGN MOUNTED ON BUILDING WALL COORDINATE WITH ARCHITECT.
(L)	ACCESSIBLE ASILE STRIPING - AREA STRIPED WITH 4" SSSL @ 40' T.O.C.
(M)	UNDERGROUND GARAGE ENTRANCE, REFERENCE ARCH PLANS.
(N)	REINSTALL SALVAGED STREET LIGHT, COORDINATE EXACT LOCATION WITH CITY.
(O)	CONCRETE DRIVEWAY, SEE CITY STD PLATE 102SD
(P)	PAVEMENT, SEE SITE LEGEND.
(Q)	LANDSCAPED AREA

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT THE STATE ONE CALL AT 800-452-4529 AT LEAST 48 HOURS IN ADVANCE FOR ALL UTILITIES TO BE LOCATED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.



CONCEPTUAL STAGE ELEVATION KEYNOTES	
Mark	Remark
2	BRICK VENEER
3	ALUMINUM STOREFRONT SYSTEM
4	WOOD-LOOK METAL PANEL SYSTEM
5	ALUMINUM BALCONY
6	REFINISHED LOUVER
7	COMPOSITE WINDOW SYSTEM
8	REFINISHED METAL TILE SYSTEM
9	REFINISHED CORRUGATED METAL SIDING SYSTEM
10	DECORATIVE CONCRETE MASONRY UNIT



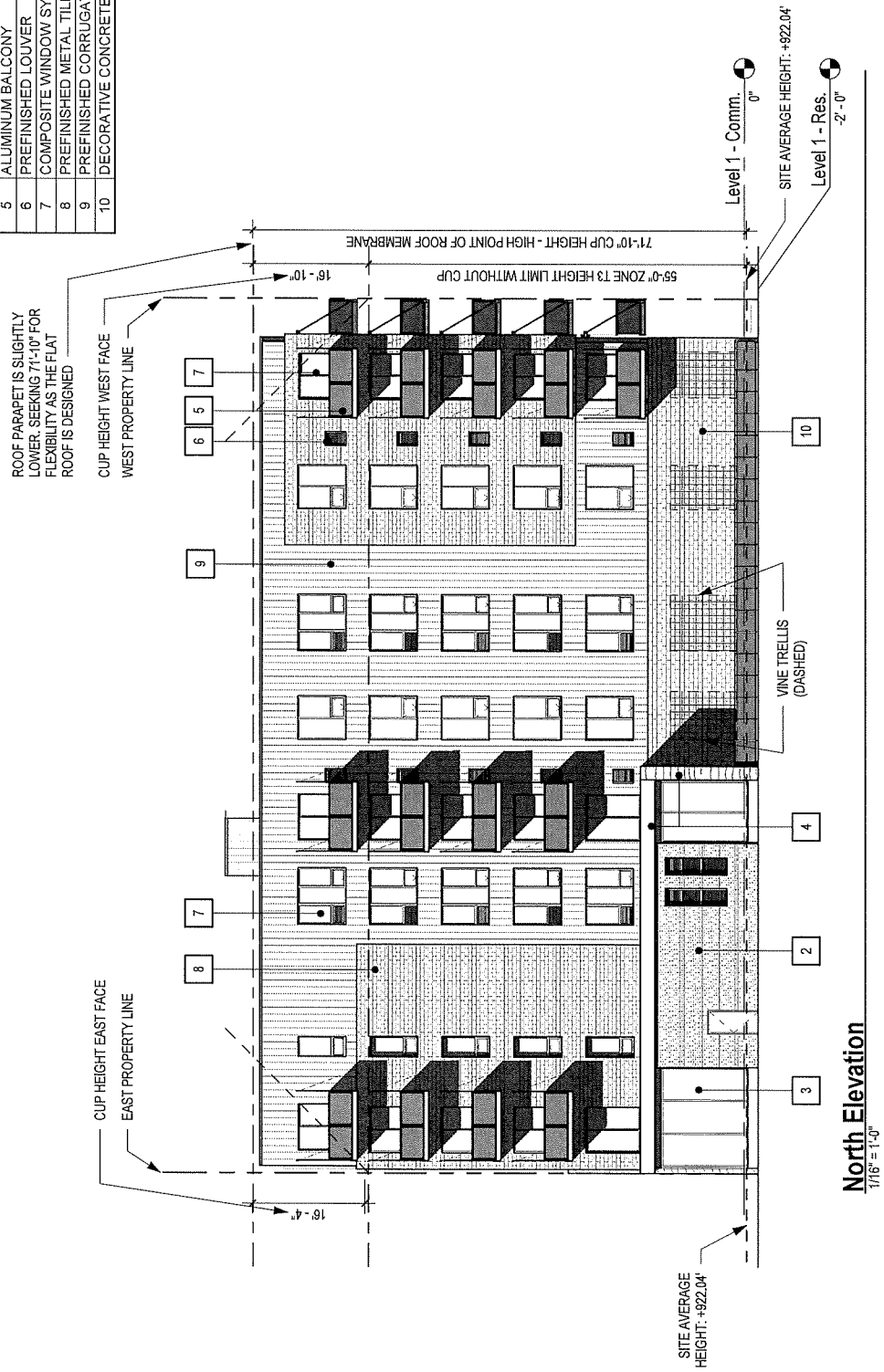
Snelling Mixed-Use Development - Building Elevation

St. Paul, Minnesota

04/12/19
18-0535

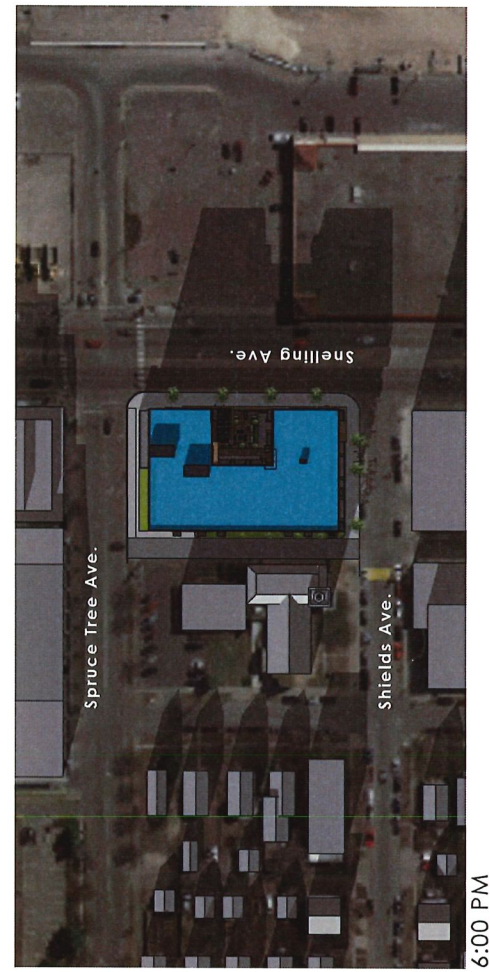
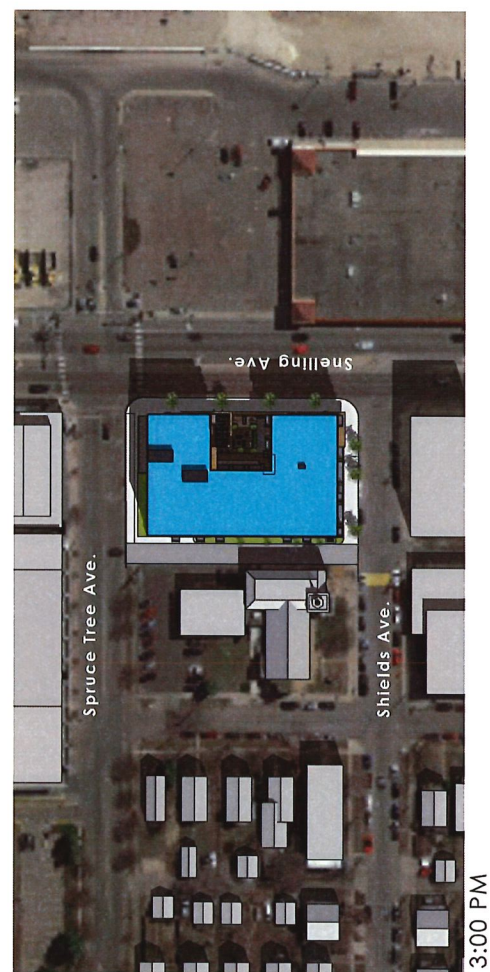
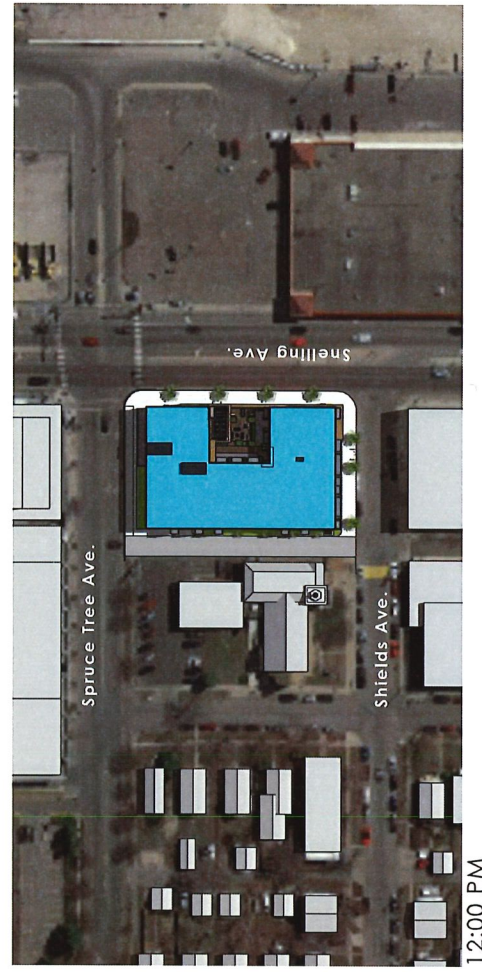
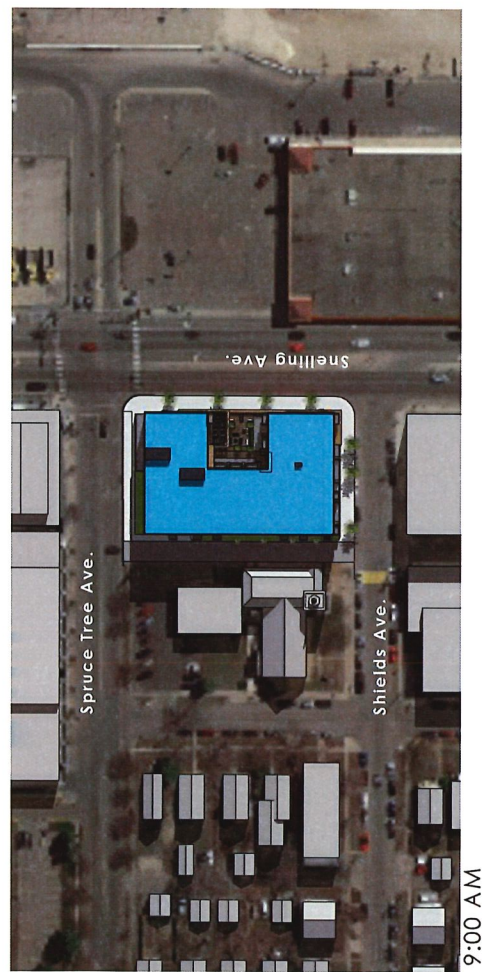
CUNNINGHAM
G R O U P

CONCEPTUAL STAGE ELEVATION KEYNOTES	
Mark	Remark
2	BRICK VENEER
3	ALUMINUM STOREFRONT SYSTEM
4	WOOD-LOOK METAL PANEL SYSTEM
5	ALUMINUM BALCONY
6	PREFINISHED LOUVER
7	COMPOSITE WINDOW SYSTEM
8	PREFINISHED METAL TILE SYSTEM
9	PREFINISHED CORRUGATED METAL SIDING SYSTEM
10	DECORATIVE CONCRETE MASONRY UNIT



Shadow Study

Summer Solstice - June 21

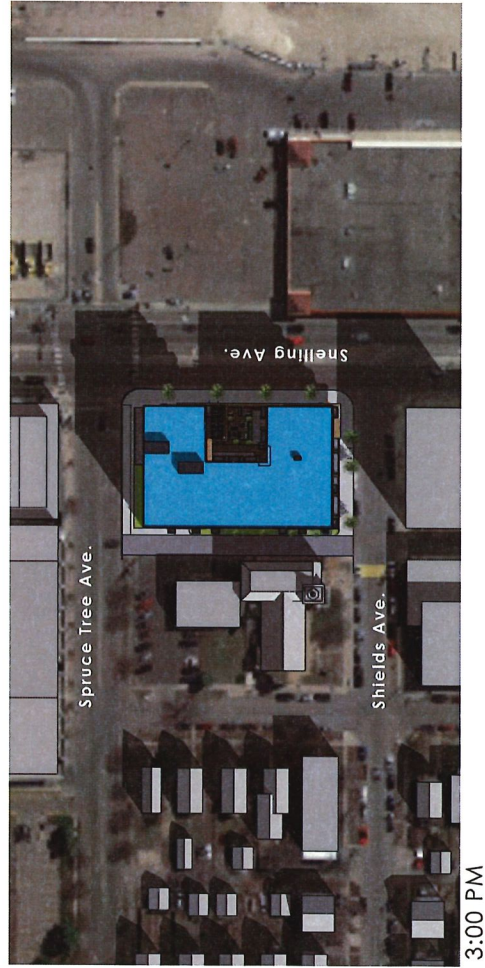
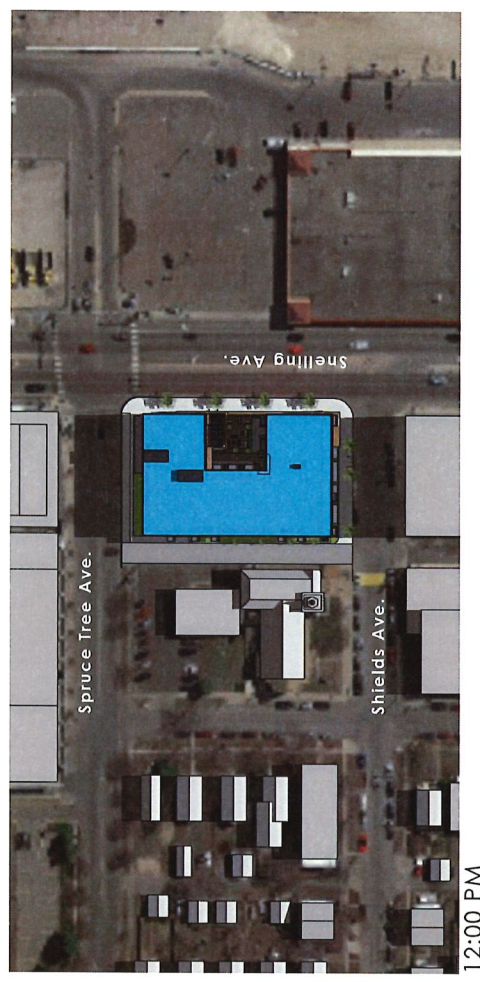
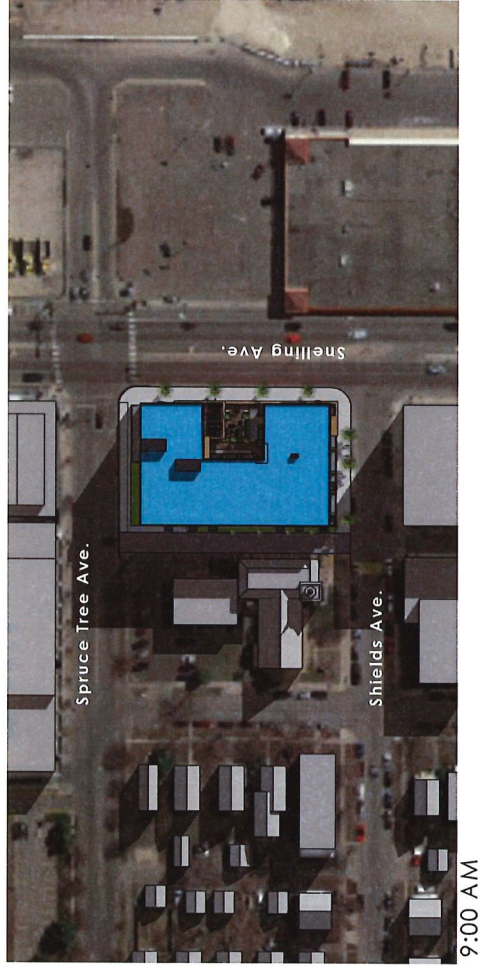


SCANNELL 441 Snelling Avenue Apartments - Shadow Study
P R O P E R T I E S St. Paul | Minnesota

April 11, 2019 CUNINGHAM
184635 G R O U P 01

Shadow Study

Spring / Fall Equinox - March & Sept.21

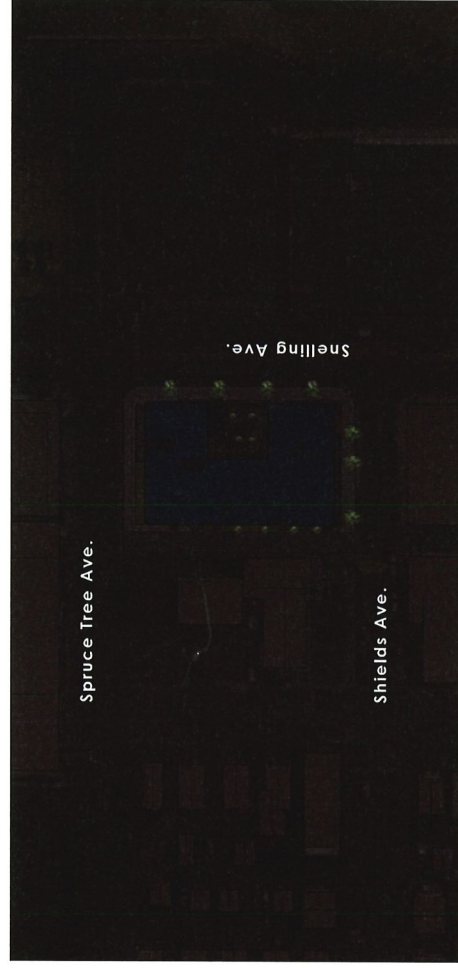
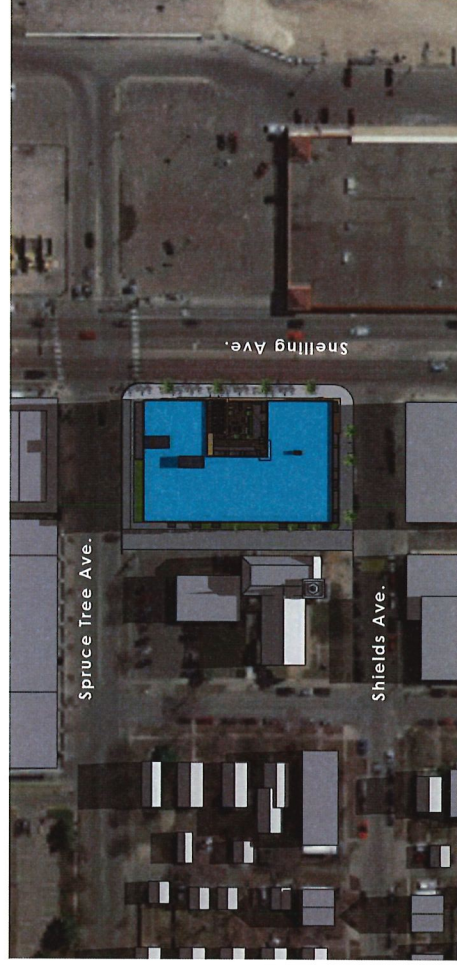


SCANNELL 441 Snelling Avenue Apartments - Shadow Study
P R O P E R T I E S St. Paul | Minnesota

April 11, 2019 **CUNINGHAM**
182435 G R O U P 02

Shadow Study

Winter Solstice - December 21



SCANNELL 441 Snelling Avenue Apartments - Shadow Study
P R O P E R T I E S St. Paul | Minnesota

April 11, 2019 CUNINGHAM
184535 G R O U P 03

Development site along Snelling Avenue



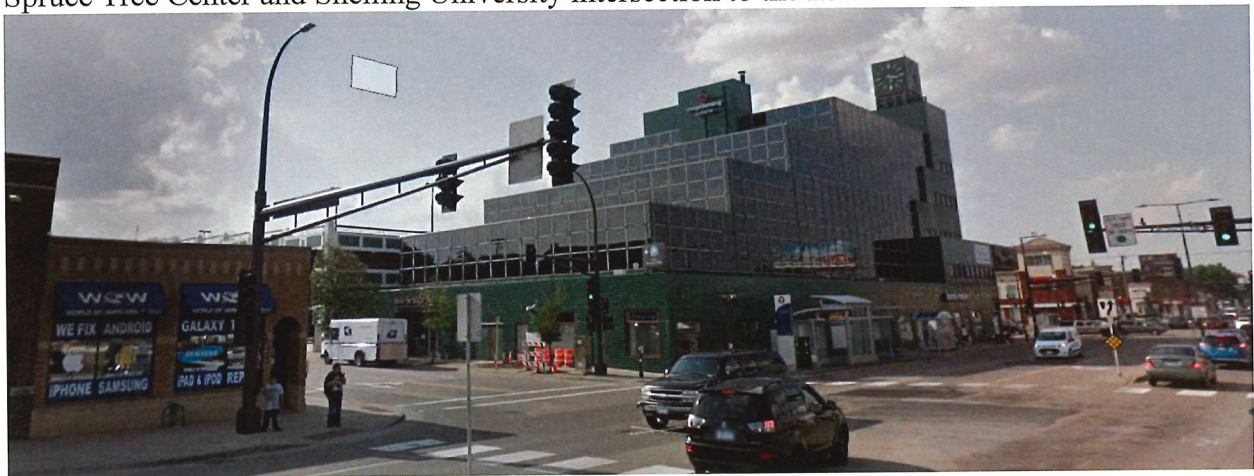
Behind development site at north side, alley, church and church parking lot to west



Behind development site at south side, alley, church and church parking lot to west



Spruce Tree Center and Snelling University intersection to the north



Bank and church uses to the south



Soccer stadium to the east and new Shields intersection at Snelling



Church use to the west



Residential uses to the west along Roy Street





UNION PARK DISTRICT COUNCIL

1821 University Avenue, Suite 308, Saint Paul, MN 55104

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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,

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 for the 441-453 Snelling Avenue Redevelopment:

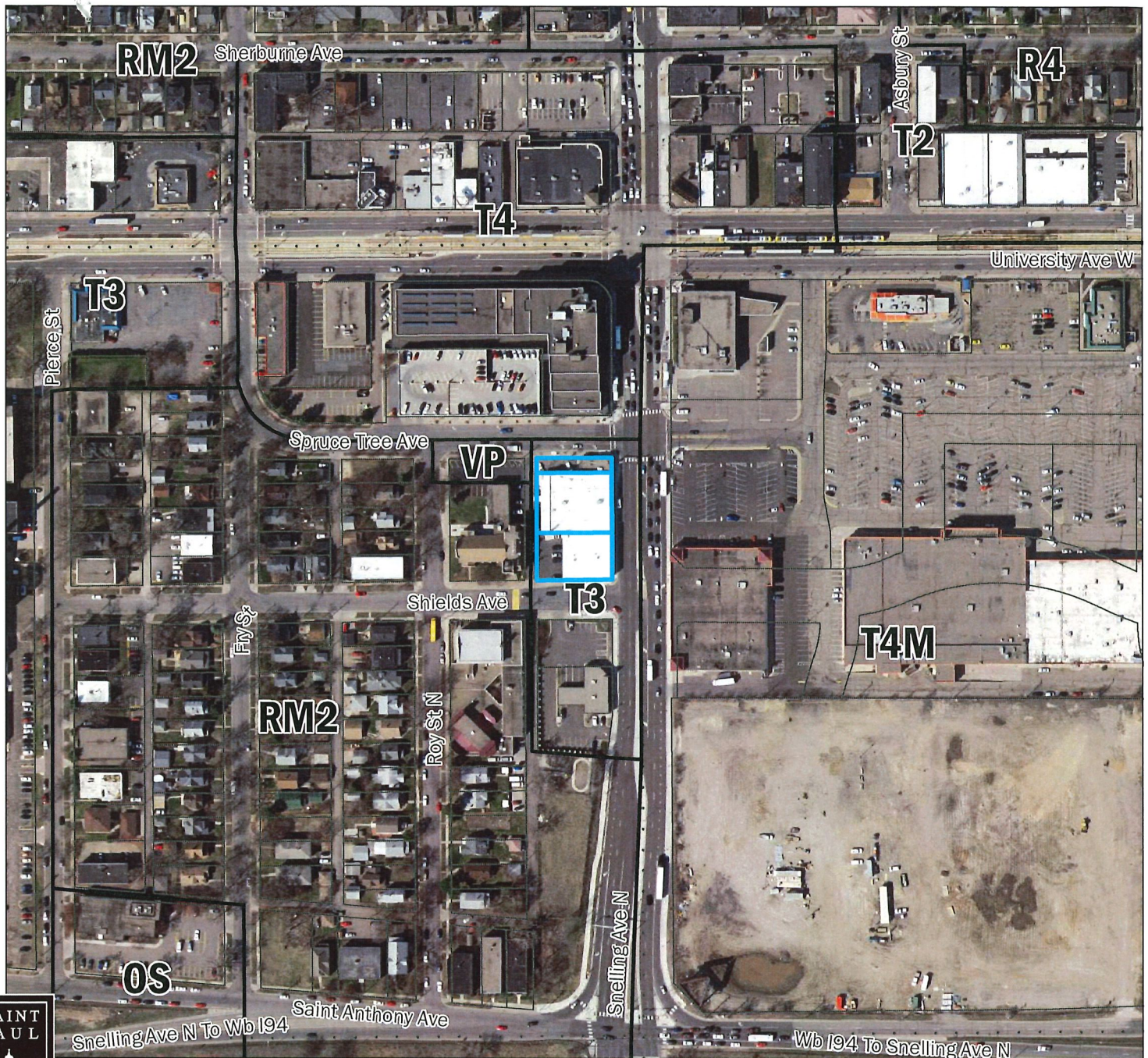
1. Preliminary site plan approval;
2. A conditional use permit to exceed 55' building height generally permitted in T3 zoning districts to 71';
3. A variance to exceed a 3.0 floor-to-area ratio (FAR) to 4.0

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 #19-029318 | AERIAL MAP

Application of Scannell Properties

Application Type: Conditional Use Permit and Variance

Application Date: April 4th, 2019

Planning District: 13

Subject Parcel(s) Outlined in Blue



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FILE #19-029318 | LAND USE MAP

Application of Scannell Properties

Application Type: Conditional Use Permit and Variance

Application Date: April 4th, 2019

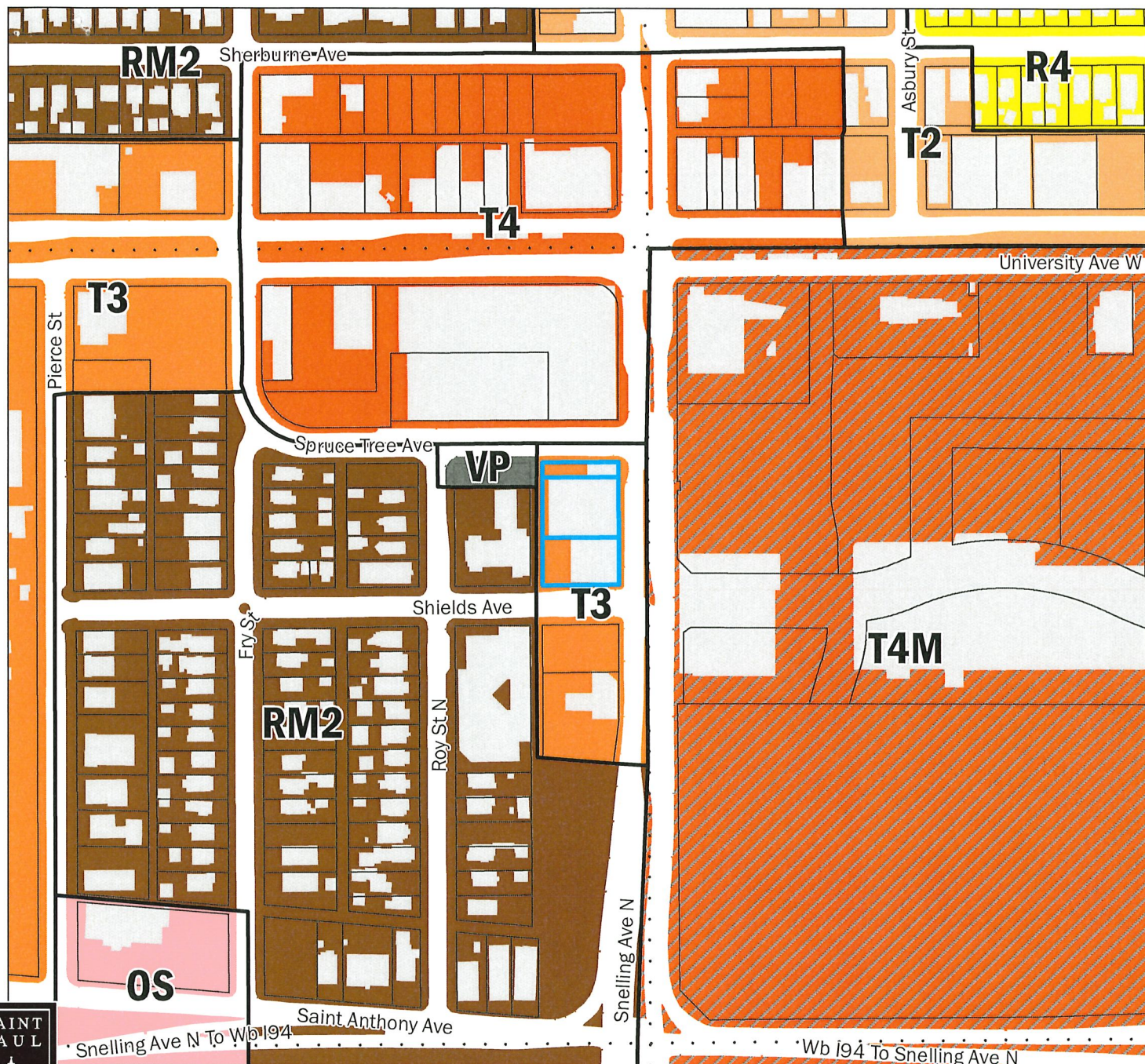
Planning District: 13



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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	



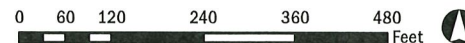
FILE #19-029318 | ZONING MAP

Application of Scannell Properties

Application Type: Conditional Use Permit and Variance

Application Date: April 4th, 2019

Planning District: 13



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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