

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Kevin Greenlee **FILE #** 19-035-381
 2. **APPLICANT:** Kevin Greenlee **HEARING DATE:** May 23, 2019
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 479 Ashland Ave, between Arundel Street and Mackubin Street
 5. **PIN & LEGAL DESCRIPTION:** 01.28.23.24.0031, Woodland Park Addition to St Paul, West 10 feet of lot 8 & all of Lot 9, Block 9
 6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §65.121; §61.501
 8. **STAFF REPORT DATE:** May 15th, 2019 **BY:** Tony Johnson
 9. **DATE RECEIVED:** April 29, 2019 **60-DAY DEADLINE FOR ACTION:** June 28, 2019
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- A. **PURPOSE:** Conditional use permit for a carriage house dwelling.
- B. **PARCEL SIZE:** 60 feet of frontage on Ashland Avenue x 143.34 ft. = 8,600.4 sq. feet. With the addition of half of the area of the alley for density purposes, the total lot area is 9020.4 sq. feet.
- C. **EXISTING LAND USE:** bed and breakfast residence and a vacant carriage house dwelling.
- D. **SURROUNDING LAND USE:**
North: One-Family, Two-Family, and Multifamily Residential (RM2)
East: One-Family Residential (RM2)
South: Nursing Home (RM2)
West: Multifamily Residential (RM2)
- E. **ZONING CODE CITATION:** §65.121 lists the standards and conditions that must be met for a carriage house; §61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 1.5 spaces for the carriage house and 3 spaces for the existing bed and breakfast residence. There are two off-street parking spaces in the garage/carriage house and two surface parking spaces.
- G. **HISTORY/DISCUSSION:** The primary residence was built in 1900 and the carriage house was built in 1905. In 2011 a pipe burst in the carriage house and building permits were obtained to repair the structure, but it appears as though it was never reoccupied. In 2017 the property was acquired by the current owner and they were granted a conditional use permit to establish a four bedroom bed and breakfast residence. The carriage house has been vacant since that time.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from the District 8 Council at the time of this staff report.
- I. **FINDINGS:**
 1. The applicant is applying for a conditional use permit to reestablish a carriage house that has been vacant for more than a year.
 2. §65.121 lists the standards that carriage houses must satisfy:
 - (a) The building planned for use as a carriage house dwelling had space originally built to house domestic employees. This condition is met. Based on historic census data it appears as though the carriage house dwelling was built to house a chauffeur. The use of the structure as carriage house has previously been approved by zoning.
 - (b) *The applicant shall obtain a petition signed by two-thirds (2/3) of the property owners within one hundred (100) feet of the applicant's property line consenting to the carriage house dwelling. This condition is met.* A sufficient petition was submitted with this application.
 - (c) *The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling. This condition is met.* The minimum parking requirement for the bed and

breakfast residence and the carriage house is 4 spaces. There are four off-street parking spaces on site.

- (d) A site plan and a building plan shall be submitted to the planning commission at the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements. This condition is met. A site plan and floor plans for the carriage house were submitted with this application.

3. §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 subject property is in an area defined by the comprehensive plan as an established neighborhood. The proposed use is compatible with this comprehensive plan designation and the surrounding RM2 multifamily residential zoning. Strategy 5 of the historic preservation chapter of the comprehensive plan calls focusing historic preservation to further economic development and sustainability. Policy LU 1.41 calls for promoting the development of a range of housing types.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* Ingress and egress from the site is provided by a drive way to the garage parking spaces and the alleyway for the surface parking spaces. The ingress and egress from the site is adequate to serve the existing bed and breakfast and proposed carriage house.
- (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 carriage house was built in 1905 and has been occupied in the past. Permitting the re-occupancy of this existing structure will not be detrimental to the existing character of development in the immediate area or endanger the public health, safety, and general welfare.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met.* The re-occupancy of the existing carriage house will not impede the normal and orderly development of surrounding properties.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met.* Carriage houses are a permitted use in the RM2 zoning district and it conforms to the applicable regulations.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a carriage house dwelling.



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 #: 19-035381
 Fee: 840⁰⁰
 Tentative Hearing Date:
5-23-19

PD-8

#012823240031

APPLICANT

Name Kevin Greenlee Email kevin@hdbbsaintpaul.com
 Address 483 Ashland Ave.
 City St. Paul State MN Zip 55102 Daytime Phone 763.360.3717
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 483 Ashland Ave
 Legal Description PID 01-28-23-24-0031
 Current Zoning RM-2
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
 Chapter 65, Section 121, Paragraph a-b, 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.

CK 2146
840⁰⁰

Request use of existing carriage house. Please see attached supporting information.

Required Site Plan is attached

Applicant's Signature [Signature] Date 4.29.2019 City Agent [Signature]

4-29-19
pob

Supporting information for Conditional Use of Carriage House

The carriage house in the rear of the property on 483 Ashland Ave was built in 1900 originally to house domestic employees. According to information provided by the HPC the carriage house housed a chauffeur driver. Although the carriage was originally intended for domestic employees it has more recently been used as a rental unit. The previous owner had a CUP for use as a dwelling and it was rented out. We purchased the house in 2017 and because the carriage house remained vacant for over a year the CUP expired and therefore, we are once again requesting a carriage house conditional use classification. We would like to use the carriage house as a dwelling which is acceptable under St. Paul ordinance sec 65.121, see below.

This property has 4 off street parking places. Therefore, we have met the needed parking requirements for all the uses of the property. In the main house we operate a licensed 3-bedroom bed and breakfast, for which we have a conditional use permit, the carriage house will not be part of the bed and breakfast, it will be a rental unit on its own. According to city ordinance the total number of off-street parking places needed is 4 spaces and that is what we have. (2 spaces next to the carriage house and 2 spaces in the garage)

We obtained more than the needed signatures from our neighbors. Over two-thirds of the property owners, with 100 feet, signed a petition in favor of the carriage house and therefore we are eligible to again use this carriage house as a dwelling.

We do not plan any structural changes to the carriage house, it is ready to be used as is.

Sec. 65.121. - Dwelling, carriage house.

An accessory dwelling in a combined residential and garage building, separate from the main building on the lot, located above and/or adjacent to the garage.

Standards and conditions in residential districts:

(a)

The building planned for use as a carriage house dwelling had space originally built to house domestic employees.

(b)

The applicant shall obtain a petition signed by two-thirds (2/3) of the property owners within one hundred (100) feet of the applicant's property line consenting to the carriage house dwelling.

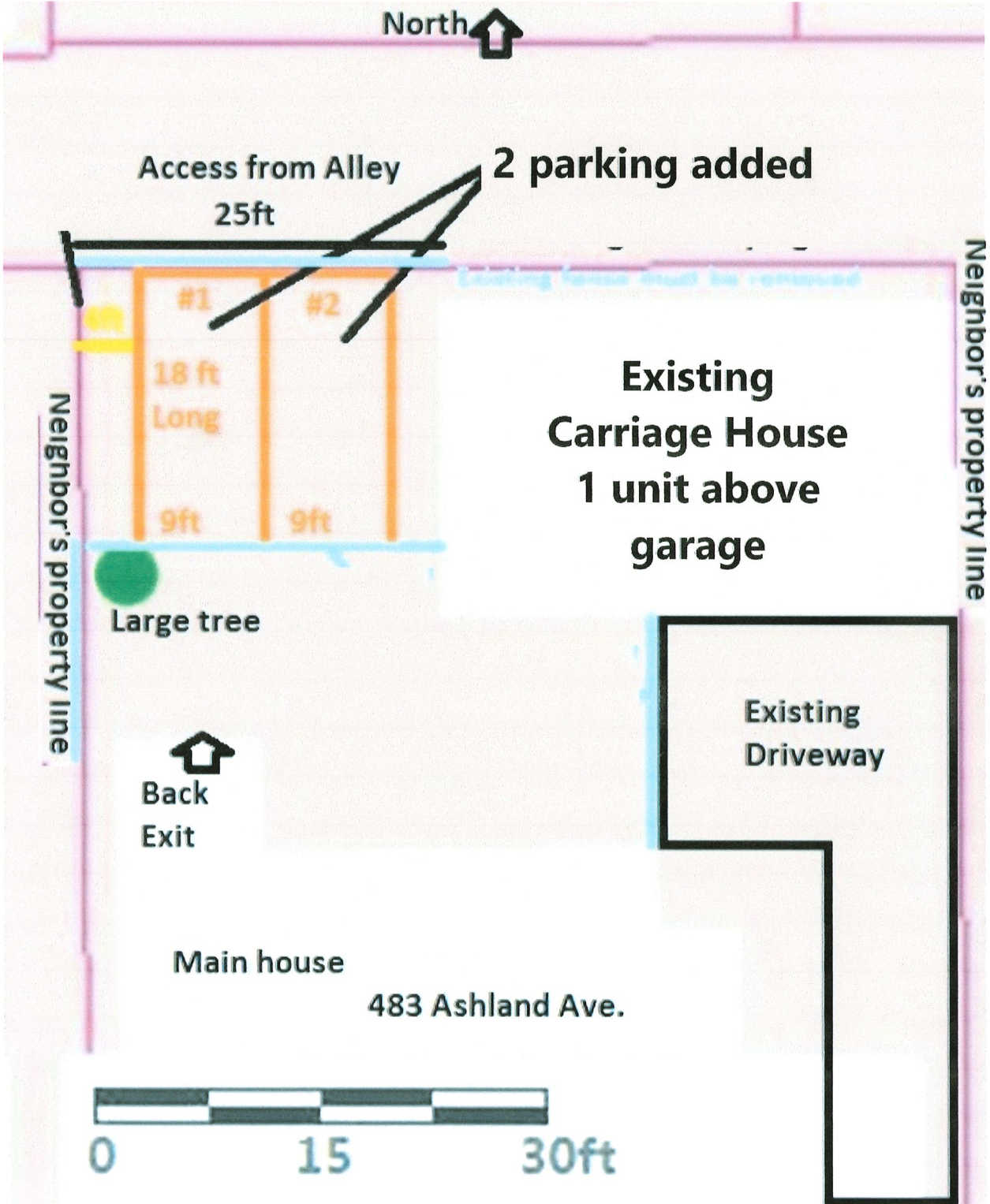
(c)

The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling.

(d)

A site plan and a building plan shall be submitted to the planning commission at the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements.

Site plan see attached.



Date: October 04, 2017
File #: 17 - 079581
Folder Name: Kevin Greenlee
PIN: 012823240031



Carriage house

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Carriage house / structured parking

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Carriage house / structured parking

Langer, Samantha (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Monday, May 13, 2019 9:00 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 19-035-381 Conditional use permit for a carriage house dwelling

From: Bill Worple [<mailto:billworple@yahoo.com>]
Sent: Sunday, May 12, 2019 9:21 AM
To: Johnson, Tony (CI-StPaul)
Cc: Kathryn Worple
Subject: 19-035-381 Conditional use permit for a carriage house dwelling

Hi Tony,

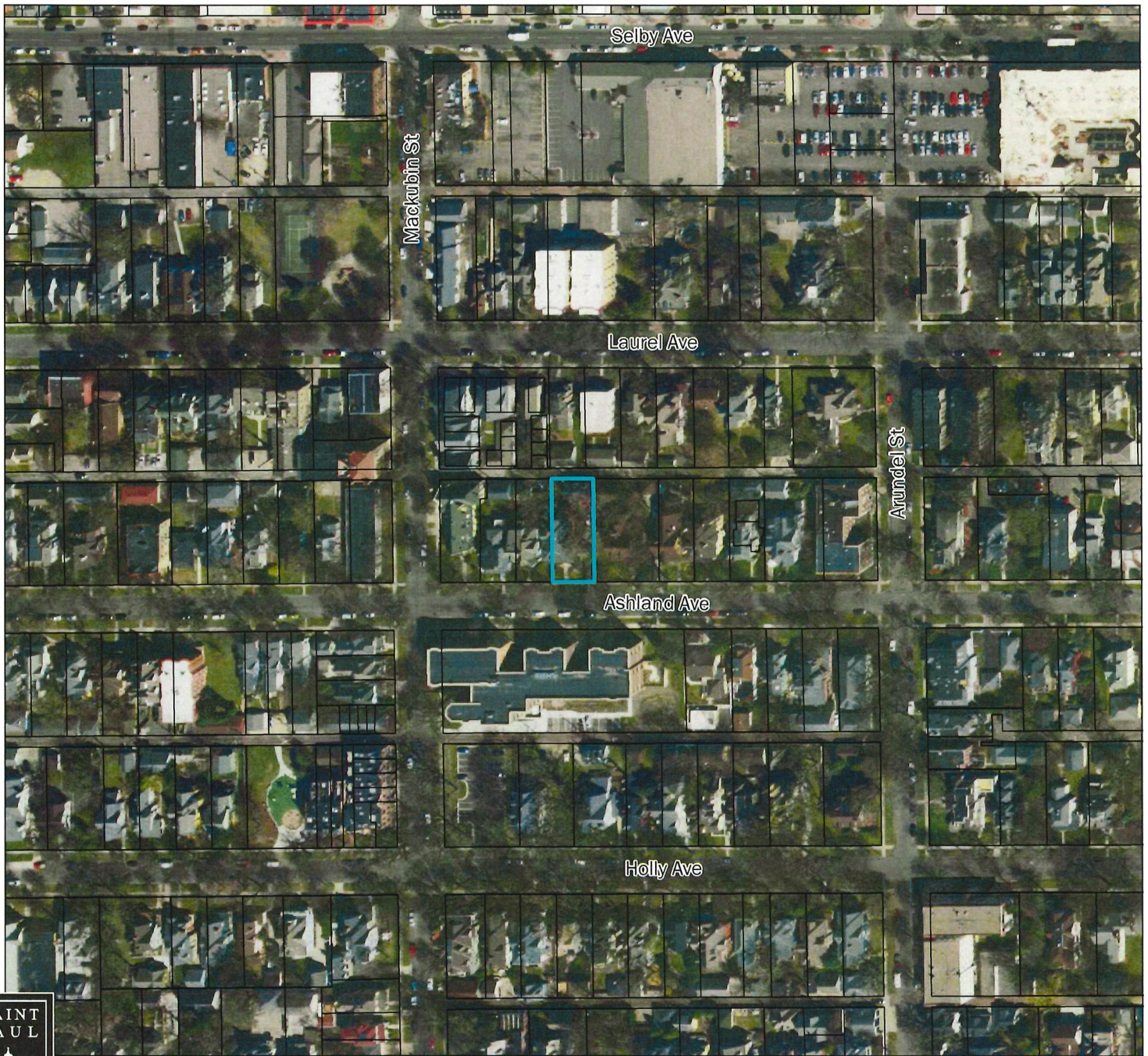
I wanted to provide my support for the Conditional use permit for a carriage house dwelling at 483 Ashland Ave. File: 19-035-381

Kevin has been a fantastic neighbor, improving the neighborhood and being extremely respectful since moving in. 483, including the carriage house has been used as a rental before and we support having it used again.

Thanks,
Bill Worple

491 Ashland Ave

Sent from my iPad



FILE #19-035381 | AERIAL MAP
Application of Kevin Greenlee

Application Type: CUP
Application Date: April 29, 2019
Planning District: 8

Subject Parcel Outlined in Blue



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



FILE #19-035381 | LAND USE MAP
Application of Kevin Greenlee

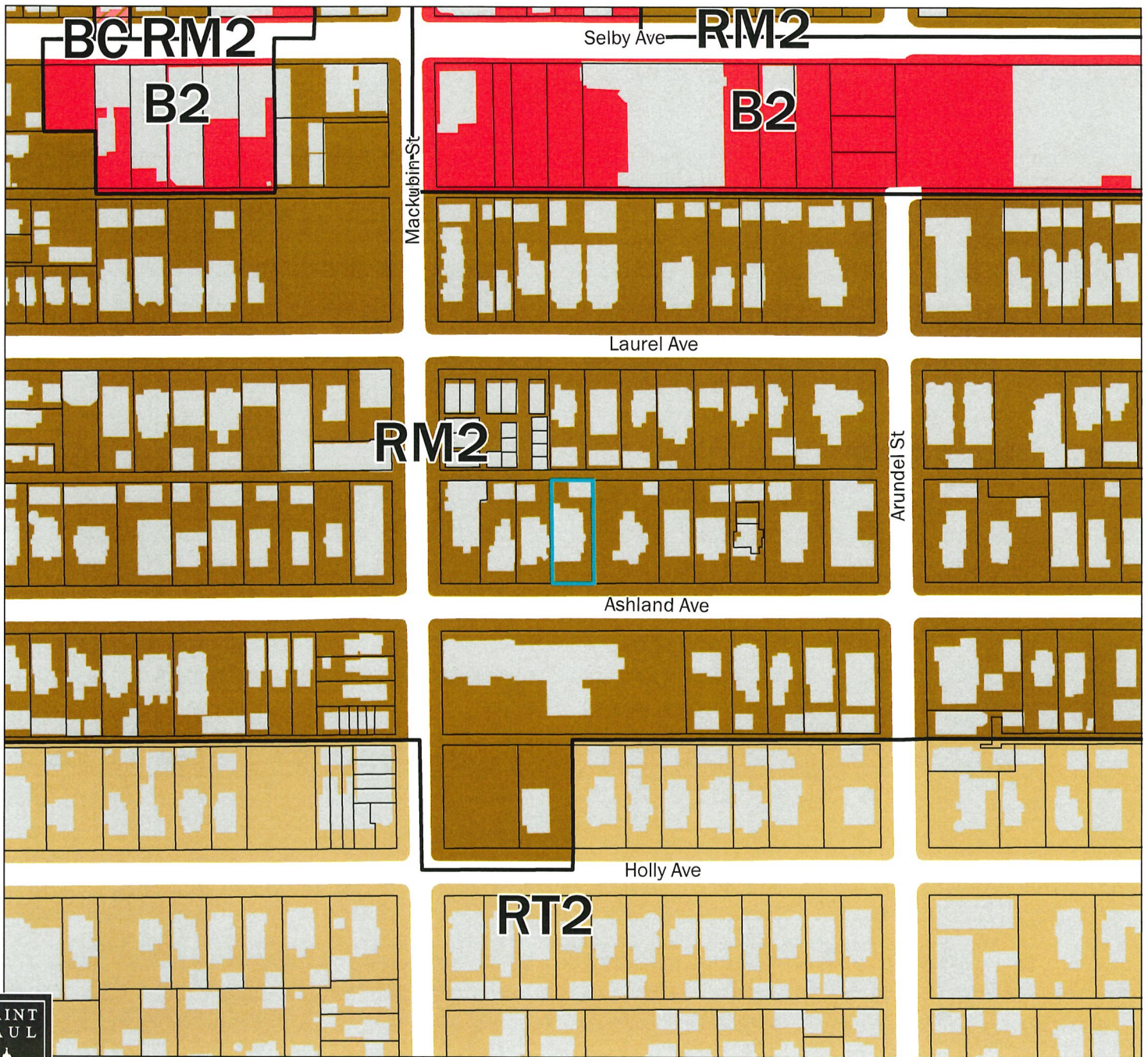
Application Type: CUP
 Application Date: April 29, 2019
 Planning District: 8



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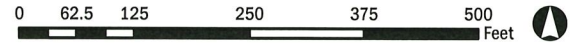
Subject Parcel Outlined in Blue

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|---------------------------|--------------------------------|--------------------------------|--------------|
| 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 #19-035381 | ZONING MAP
Application of Kevin Greenlee

Application Type: CUP
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|-------------------------|-----------------------------|-----------------------------------|------------------------------|
| 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 |