

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Bandana Blvd. Housing Ramp (variance) **FILE #:** 20-018-744
 2. **APPLICANT:** TJJ Development **HEARING DATE:** April 9, 2020
 3. **TYPE OF APPLICATION:** Variance
 4. **LOCATION:** 1015 Bandana Blvd W, NW corner at Energy Park Dr. and Bandana Blvd.
 5. **PIN & LEGAL DESCRIPTION:** 272923130037, ENERGY PARK NO. 3 SUBJ TO ESMTS; LOT 2 BLK 1
 6. **PLANNING DISTRICT:** 10 **PRESENT ZONING:** B3
 7. **ZONING CODE REFERENCE:** §§ 61.601 & 61.202(b)
 8. **STAFF REPORT DATE:** March 19, 2020 **BY:** Josh Williams
 9. **DATE RECEIVED:** March 6, 2020 **60 DAY DEADLINE FOR ACTION:** May 5, 2020
-

- A. **PURPOSE:** Variance of maximum front yard setback in T3 district
- B. **PARCEL SIZE:** 87,595 sq. ft.
- C. **EXISTING LAND USE:** Commercial parking
- D. **SURROUNDING LAND USE:**
 - North: Commercial (B2)
 - East: Hotel/Event Center (B2/B3)
 - South: Roadway/Industrial (RM2/I1)
 - West: Multifamily housing (RM2)
- E. **ZONING CODE CITATION:** § 61.601 lists findings for variances. § 61.202(b) authorizes the Planning Commission to grant variances when related to other zoning approvals.
- F. **PARKING:** Zoning Code § 63.207 requirements for off-street parking for multifamily buildings are based on the number and size of units. Based on these factors, the proposed building would require a minimum of 162 off-street parking spaces. However, § 66.342 allows for the reduction of required parking for residential uses by up to 25% in the T3 and T4 traditional neighborhood districts. This reduces the required parking to 121 spaces. Upon completion, the project will include 293 total off-street spaces, of which 150 spaces in the ramp will be leased to the adjacent hotel.
- G. **HISTORY/DISCUSSION:** The current B3 zoning dates from the early 1980s when the former rail yard was redeveloped for the current mix of uses.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 10 recommends approval of the proposed variance.
- I. **FINDINGS:**
 1. There is an existing commercial parking ramp on the subject property. The applicant is proposing to build 152 units of multifamily housing plus outdoor amenity space on top of the existing ramp.
 2. Section 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this 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, provided the property is rezoned to T3 traditional neighborhood. Front setback requirements in the T3 district are intended to work in conjunction with other dimensional standards to ensure efficient land use, primary building orientation to the street, and pedestrian- and transit-friendly design. The proposed setback is not consistent with the numerical standard in the code (0'-10' for mixed-use buildings), but in the context of the overall site design is consistent with the intent of the code.

- (b) *The variance is consistent with the comprehensive plan.* This finding is met. The Land Use Chapter of the 2030 Saint Paul Comprehensive Plan designates the area in which the property is located as a Mixed-Use Corridor, and Policy LU 1.2 of the plan states that the City should “Permit high-density residential development in... Mixed-Use Corridors”. The variance will allow the proposed housing project.
 - (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. Three factors make compliance with front setback requirements difficult. First, the proposed multifamily residences will be built on top an existing parking ramp and foundation, making it highly impractical to change to the location on the lot. Second, the roadway in front of the building is privately owned, with the property line running down the approximate centerline of the roadway. If setback were measured from the back of the proposed sidewalk, it would be consistent with front setback requirements. Third, it appears that less than 60% of the front façade is at the nominal front setback line. However, this is at least in part a factor of building design needing to accommodate the existing location of ingress and egress from the ramp.
 - (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The applicant is purchasing the property from the current owner, Pacific Ramp LLC. The applicant did not create the configuration of lots lines nor the ramp location on the lot.
 - (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, provided the property is rezoned to T3 traditional neighborhood. The proposed use of the building and existing ramp 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 front setback is consistent with the existing built form of the area.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the variance of maximum front yard setback in a T3 traditional neighborhood district at 1015 Bandana Boulevard, subject to the following additional conditions:
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.
 2. The property is rezoned to T3 traditional neighborhood.



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals
Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission
Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

PD=10

Zoning Office Use Only
File # 20-018744
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date 3/26/20

APPLICANT

Name PACIFIC RAMP LLC 4/6 TJL DEVELOPMENT LLC
(must have ownership or leasehold interest in the property, contingent included)
Address 2416 ED COLUMBE RD City ST PAUL State MN Zip 55114
Email LAVALLEJIM@COMCAST.NET Phone (612) 751-1919
Name of Owner (if different) PACIFIC RAMP LLC Email _____
Contact Person (if different) JIM LAVALLE Email LAVALLEJIM@COMCAST.NET
Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 1015 BANDANA BLVD WEST
PIN(s) & Legal Description 212923130037, LOT 2 BLK 1 ENERGY PARK NO. 3
(attach additional sheet if necessary)
Lot Area 2.01 ACRES Current Zoning B-3

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code 60.331
State the requirement and variance requested. SEE
ENCLOSED LETTER

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

Required site plan is attached
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.



Applicant's Signature [Signature] Date 3/5/2020

pd - 3-6-20

TJL DEVELOPMENT LLC
2416 Edgumbe Road
St Paul, MN 55116
612-751-1919

3/5/2020

Josh Williams
Planning and Economic Development Department
City of St Paul
1400 City Hall Annex
25 West Fourth Street
St Paul, MN 55102

Re: Redevelopment of 1015 Bandana Blvd, West, St Paul
PID Number: 272923130037

Dear Mr. Williams,

We are excited to be involved in the redevelopment of the existing parking ramp located at 1015 Bandana Blvd into a new vibrant apartment community.

The area is commonly known as Bandana Square which has seen significant recent reinvestment in retail, corporate offices, and schools. In addition, as you know, there are several other community assets, (Como Park), entertainment venues and transit options in this great neighborhood.

We believe the project is consistent with all the regulations and intent of the City of St Paul Comprehensive Plan and District 10 Community Plan.

We understand our proposed development will require set back variances due to the fact that the property was platted with property lines that extend into the centerline of all the adjacent streets.

Findings for the Variances:

(a) Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision:

Section 66.331 of the zoning code states the front set back of the structure needs to be between zero and ten feet. The property was platted with property lines being placed in the center of all adjacent roadways due to the roadways being private streets. To comply with the setback provision our redevelopment would need to build a portion of the structure within the roadway to comply that would restrict vehicles from entering adjacent properties.

(b) The plight of the landowner is due to circumstances unique to the property and not created by the landowner:

The platting of the property with property lines in the center of the roadways is unique and was not controlled by the landowners.

(c) The variance will not permit any use that is not allowed in the zoning district in which the property is located:

The proposed uses for the redevelopment comply with all City Codes and Ordinances and will not contribute to the ability of a non-allowed use to be allowed.

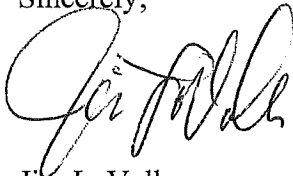
(d) The variance will not alter the essential character of the surrounding area:

The surrounding area contains multi-unit housing facilities, office buildings, hotels, entertainment venues, parking facilities and educational facilities. The proposed new multi-unit market rate apartment community with public parking compliments the surrounding uses and character as the proposed use already exists in the surrounding area.

The proposed use will allow for and contribute to blight removal, pollution cleanup, additional public safety for the community and increase surrounding property values due to the significant contemplated capital investment.

We respectfully request review and approval of the setback variance to allow the project to advance to physical development.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim LaValle", written in a cursive style.

Jim LaValle



SHEET INDEX:

| ARCHITECTURAL - CITY SUBMITTAL | | |
|--------------------------------|-------------------------|-------------|
| SHEET | SHEET NAME | DATE ISSUED |
| XA00 | CITY SUBMITTAL | 03/05/20 |
| XA01 | CIVIL SITE PLAN | 03/05/20 |
| XA02 | SURVEY | 03/05/20 |
| XA03 | ARCHITECTURAL SITE PLAN | 03/05/20 |
| XA04 | FLOOR PLANS | 03/05/20 |
| XA05 | EXTERIOR ELEVATIONS | 03/05/20 |
| XA06 | EXTERIOR PERSPECTIVES | 03/05/20 |

| GROSS BUILDING AREA BY FLOOR | |
|------------------------------|-----------|
| P.G. LEVEL + 1/2/1st Floor | 32636 SF |
| 2nd Floor | 32266 SF |
| 3rd Floor | 32264 SF |
| 4th Floor | 32264 SF |
| Total | 129429 SF |

| F.A.R. SITE AREA 87,555.6 SF (2.01 ACRES) | |
|---|--------|
| Gross Area Excluding Garages | F.A.R. |
| 129429 SF | 1.48 |

| RENTABLE AREA BY FLOOR | |
|----------------------------|----------|
| Level | Area |
| P.G. LEVEL + 1/2/1st Floor | 22211 SF |
| 2nd Floor | 24271 SF |
| 3rd Floor | 24278 SF |
| 4th Floor | 24232 SF |

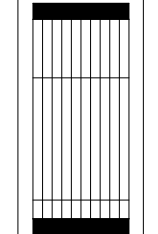
| UNIT COUNT | | |
|------------------|-------|-----|
| Occupancy | Count | % |
| ONE BED | 61 | 43% |
| TWO BED | 22 | 21% |
| ALCOVE | 48 | 25% |
| STUDIO | 23 | 11% |
| Grand total: 154 | | |

| PARKING | |
|--------------------------|-----|
| EXSTG. GARAGE PARKING | 279 |
| SURFACE PARALLEL PARKING | 14 |
| TOTAL PARKING | 293 |

| BUILDING EFFICIENCY RATIO | |
|---------------------------|------------|
| USE | PERCENTAGE |
| CIRCULATION | 11% |
| COMMON SPACE | 3% |
| EGRESS | 4% |
| UNIT | 77% |
| UTILITY | 6% |



Bandana Blvd. Housing Ramp
1015 Bandana Blvd W, St. Paul, MN 55108



ARCHITECTURAL SHEETS ISSUED FOR REFERENCE ONLY

Date: 03/05/20
Project Architect: [Signature]
Checker: [Signature]
Project Number: 10008

CITY SUBMITTAL
XA00

Bandana Blvd. Housing Ramp

1015 Bandana Blvd W, St. Paul, MN 55108

NOT FOR CONSTRUCTION

PROJECT SUMMARY

DEVELOPER
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

GENERAL CONTRACTOR
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

ARCHITECT
MOMENTUM DESIGN GROUP
NAME
755 Prior Ave. N, Ste 301A
ST. Paul, MN 55104
CELL | 000.000.0000
OFFICE | 952.583.9788
NAME@COMPANY.COM

STRUCTURAL ENGINEER
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

CIVIL ENGINEER
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

GEOTECH ENGINEER
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

LANDSCAPE ARCHITECT
COMPANY NAME
NAME
ADDRESS
CITY, STATE 00000
CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM

ABBREVIATIONS

| | | | |
|-----------------------------|---|----------------------------|------------------------------------|
| ABV ABOVE | EXT EXTERIOR | MTL METAL | SPEC SPECIFICATION |
| ACC ACCESSIBLE | FA FIRE ALARM | NC NOT IN CONTRACT | SO SQUARE |
| AFF ABOVE FINISHED FLOOR | FD FLOOR DRAIN | NO NUMBER | SSTL STAINLESS STEEL |
| ALUM ALUMINUM | FEC FIRE EXTINGUISHER CABINET | NTS NOT TO SCALE | STC SOUND TRANSMISSION COEFFICIENT |
| APPROX APPROXIMATE | FF&E FURNITURE, FIXTURES AND EQUIPMENT | OC ON CENTER | STRUCT STRUCTURAL |
| BLKG BLOCKING | FFEL FINISH FLOOR ELEVATION | OD OUTSIDE DIAMETER | T TREAD |
| BOT BOTTOM | FH FIRE HYDRANT | OH OVERHEAD | TOC TOP OF CONCRETE |
| BOW BOTTOM OF WALL | FND FOUNDATION | OH OVERHEAD DOOR | TOS TOP OF SLAB |
| BPL BEARING PLATE | FTG FOOTING | OPH OPPOSITE HAND | TOW TOP OF WALL |
| CB CATCH BASIN | GA GAUGE | OPN OPENING | TYP TYPICAL |
| CIP CAST-IN-PLACE | GB GRAB BAR | OPP OPPOSITE | UNFIN UNFINISHED |
| CJ CONTROL JOINT | GALV GALVANIZED | PAR PARALLEL | UNO UNLESS NOTED OTHERWISE |
| CL CENTERLINE | GB GRAB BAR | PART PARTITION | VCT VINYL COMPOSITION TILE |
| CLG CEILING | GC GENERAL CONTRACTOR | PC PRECAST | VF VERIFY IN FIELD |
| CLR CLEAR | CHP CHIPSUM | PL PROPERTY LINE | VTR VINYL TILE |
| CMU CONCRETE MASONRY UNIT | HB HOSE BIBB | PLAM PLASTIC LAMINATE | VWC VENT THROUGH ROOF |
| CONC CONCRETE | HC HANDICAPPED | PP POWER POLE | VWV VINYL WALL COVERING |
| CONT CONTINUOUS | HDWR HARDWARE | PSF POUNDS PER SQUARE FOOT | WC WATER CLOSET |
| CPT CARPET | HM HOLLOW METAL | PSI POUNDS PER SQUARE INCH | WD WOOD |
| CRS COURSE | HT HEIGHT | PT PRESSURE TREATED | WDW WINDOW |
| CT CERAMIC TILE | HVAC HEATING VENTILATION AND AIR CONDITIONING | PVT PAVEMENT | WH WATER HEATER |
| DEMO DEMOLISH OR DEMOLITION | ID INSIDE DIAMETER | QMT QUARRY TILE | WP WATERPROOFING |
| DF DRINKING FOUNTAIN | INCL INCLUDED/INCLUDING | RAS ROD AND SHELF | WPM WATERPROOF MEMBRANE |
| DA DIAMETER | INSUL INSULATION | RA RETURN AIR | WWF WELDED WIRE FABRIC |
| DM DIMENSION | INT INTERIOR | RAD RADIUS | |
| DN DOWN | INV INVERT | RCP REFLECTED CEILING PLAN | |
| DR DOOR | JST JOIST | RD ROOF DRAIN | |
| DS DOWNSPOUT | LAM LAMINATE | RF ROCK FACE | |
| DTL DETAIL | LAV LAVATORY | RH RIGHT HAND | |
| DW DISHWASHER | LH LEFT HAND | RM ROOM | |
| EJ EXPANSION JOINT | LT LIGHT | RO ROUGH OPENING | |
| EL ELEVATION | MAS MASONRY | ROW RIGHT OF WAY | |
| ELEC ELECTRICAL | MAT MATERIAL | RWL RAIN WATER LEADER | |
| EP ELECTRICAL PANEL | MECH MECHANICAL | SC SOLID CORE | |
| EQ EQUAL | MFR MANUFACTURER | SF SQUARE FEET/FOOT | |
| EXH EXHAUST | MISC MISCELLANEOUS | SHR SHOWER | |
| EXIST EXISTING | MO MASONRY OPENING | SHTG SHEATHING | |
| EXP EXPANSION | | SIM SIMILAR | |

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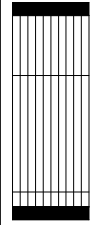


1 FIRST FLOOR AND SITE PLAN
 SCALE 1/16" = 1'-0"



Momentum Design Group
 100 South Hennepin Avenue, #100
 St. Paul, Minnesota 55114
 651.988.8788

BANDANA MULTI-FAMILY
 1015 Bandana Blvd W, St. Paul, MN 55108



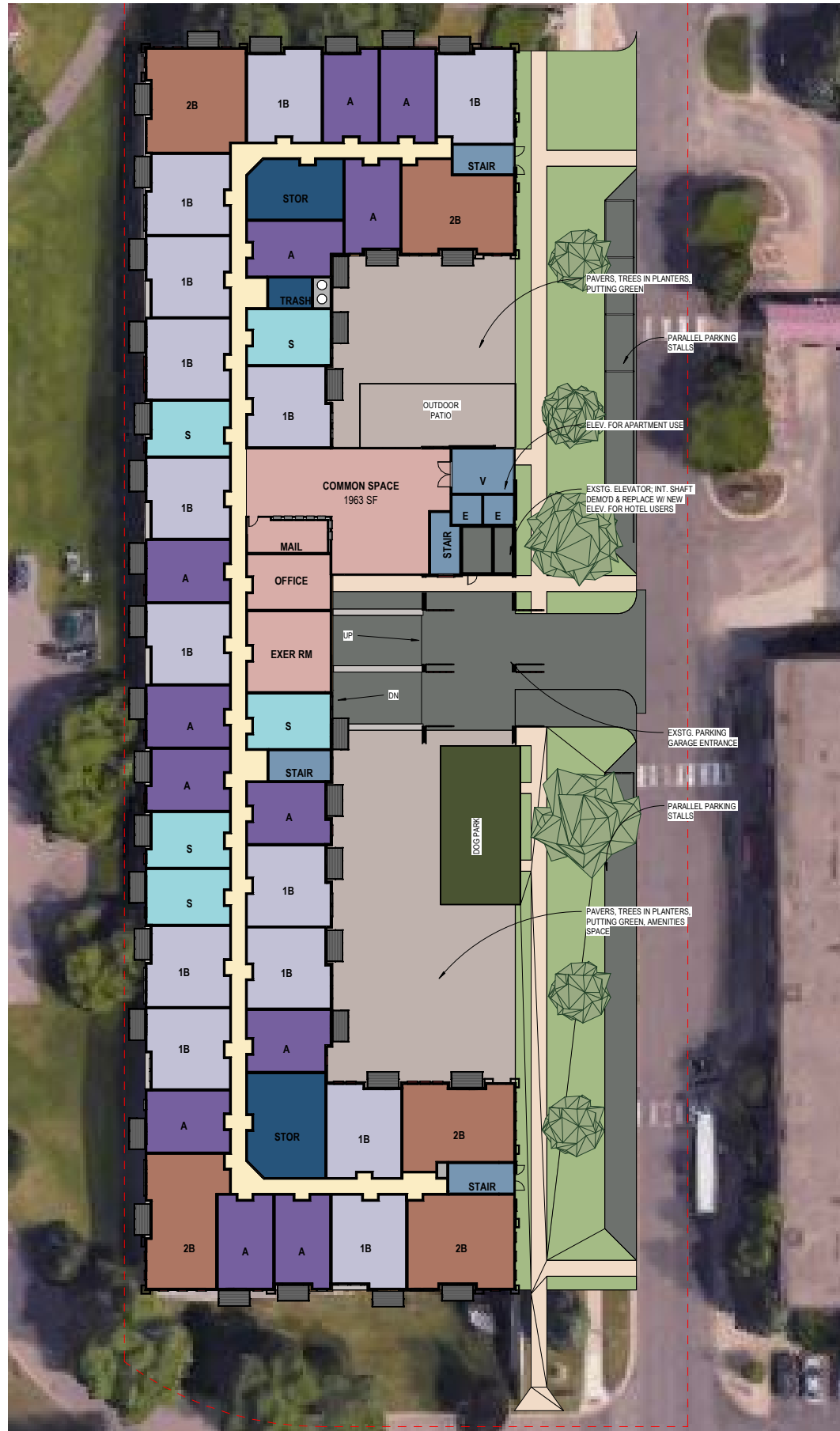
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| | |
|-------------------|----------|
| Date | 03/03/20 |
| Project Architect | Chenier |
| Project Number | 19008 |

ARCHITECTURAL
 SITE PLAN

XA03

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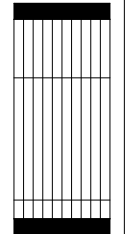
1 1ST FLOOR
SCALE 1" = 20'-0"



2 2ND-4TH FLOOR
SCALE 1" = 20'-0"



Bandana Blvd. Housing Ramp
1015 Bandana Blvd W, St. Paul, MN 55108



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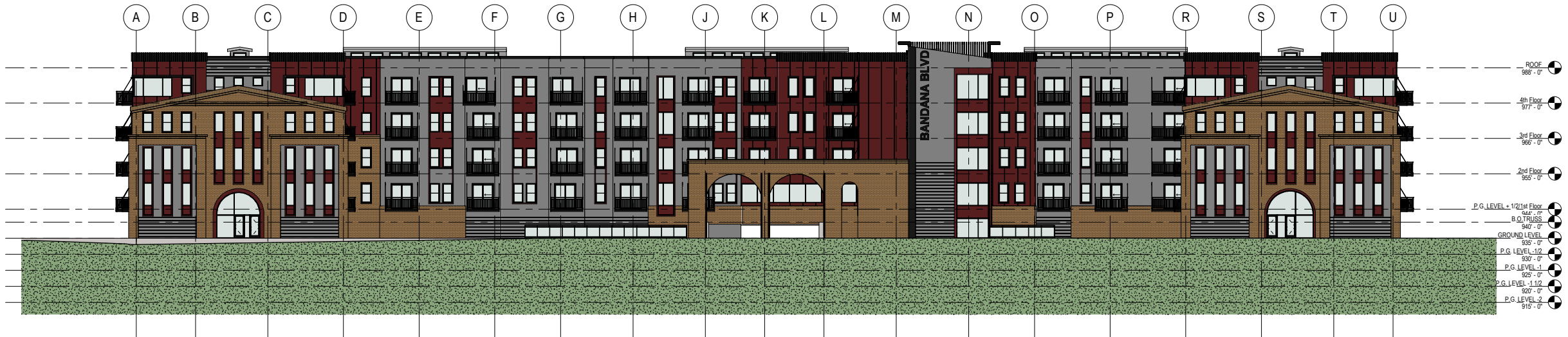
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| Date | 03/09/20 |
| Project Architect | Checker |
| Project Number | 19068 |

FLOOR PLANS

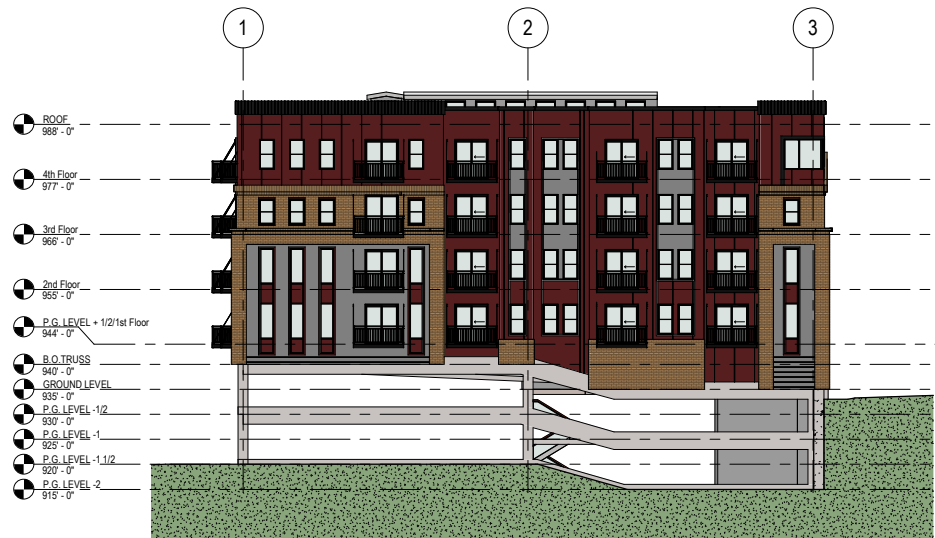
XA04

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1 EAST ELEVATION
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE 1/16" = 1'-0"

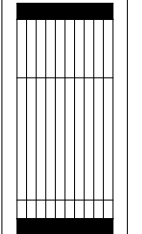


4 WEST ELEVATION
SCALE 1/16" = 1'-0"



Momentum Design Group
785 North Hamden Avenue, #180
St. Paul, Minnesota 55114
652.933.9788

Bandana Blvd. Housing Ramp
1015 Bandana Blvd W., St. Paul, MN 55108



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| | |
|-------------------|----------|
| Date | 03/09/20 |
| Project Architect | Checker |
| Project Number | 19098 |

EXTERIOR
ELEVATIONS

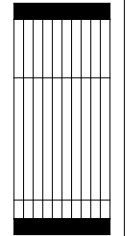
XA05

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Momentum Design Group
 765 North Hampton Avenue, #180
 St. Paul, Minnesota 55114
 652.283.3788

Bandana Blvd. Housing Ramp
 1015 Bandana Blvd W, St. Paul, MN 55108



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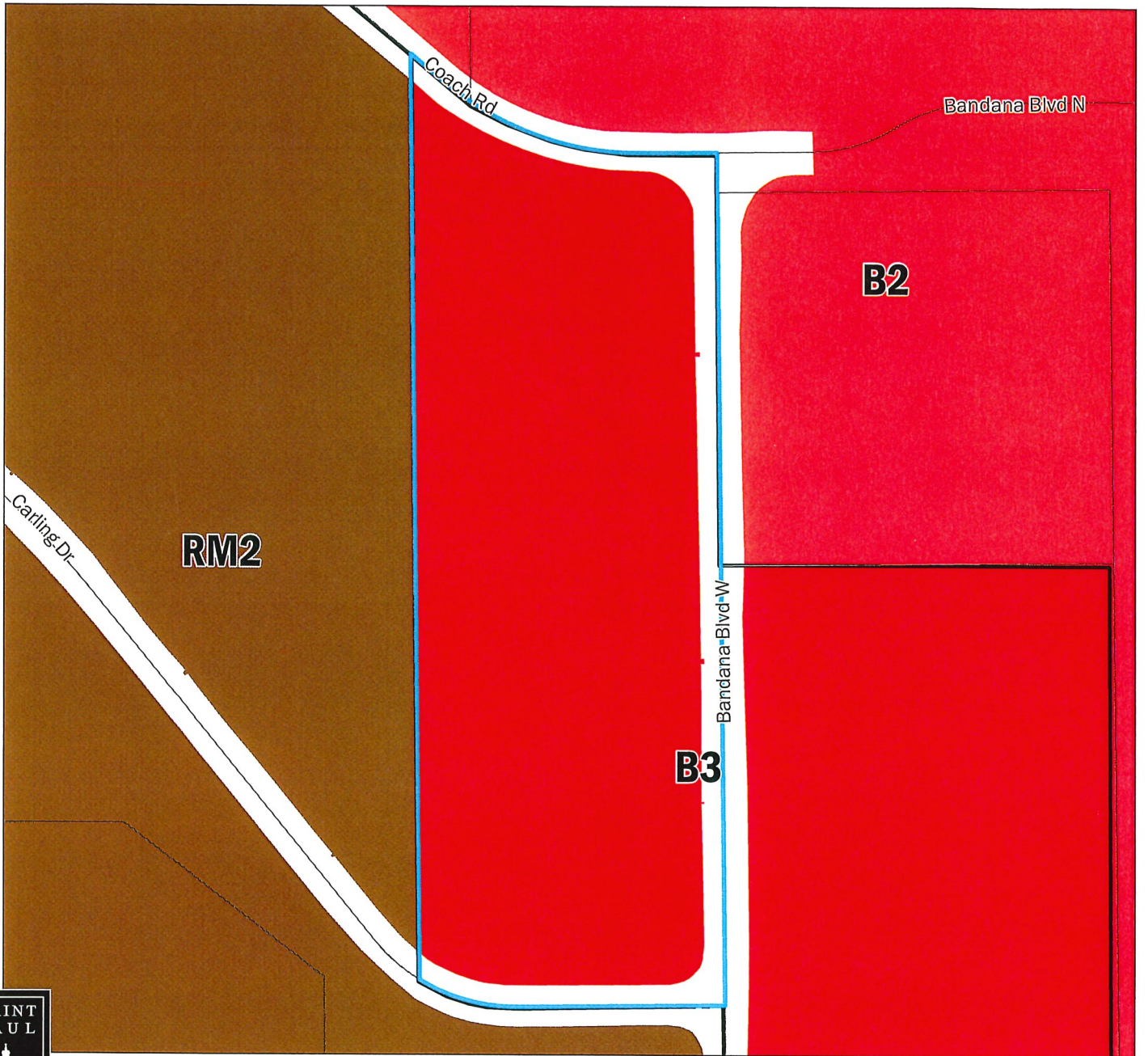
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Date: 03/09/20
 Project Architect: [Signature]
 Checker: [Signature]
 Project Number: 19068

EXTERIOR PERSPECTIVES

XA06

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FILE #20-018721 | ZONING MAP
Application of Pacific Ramp LLC

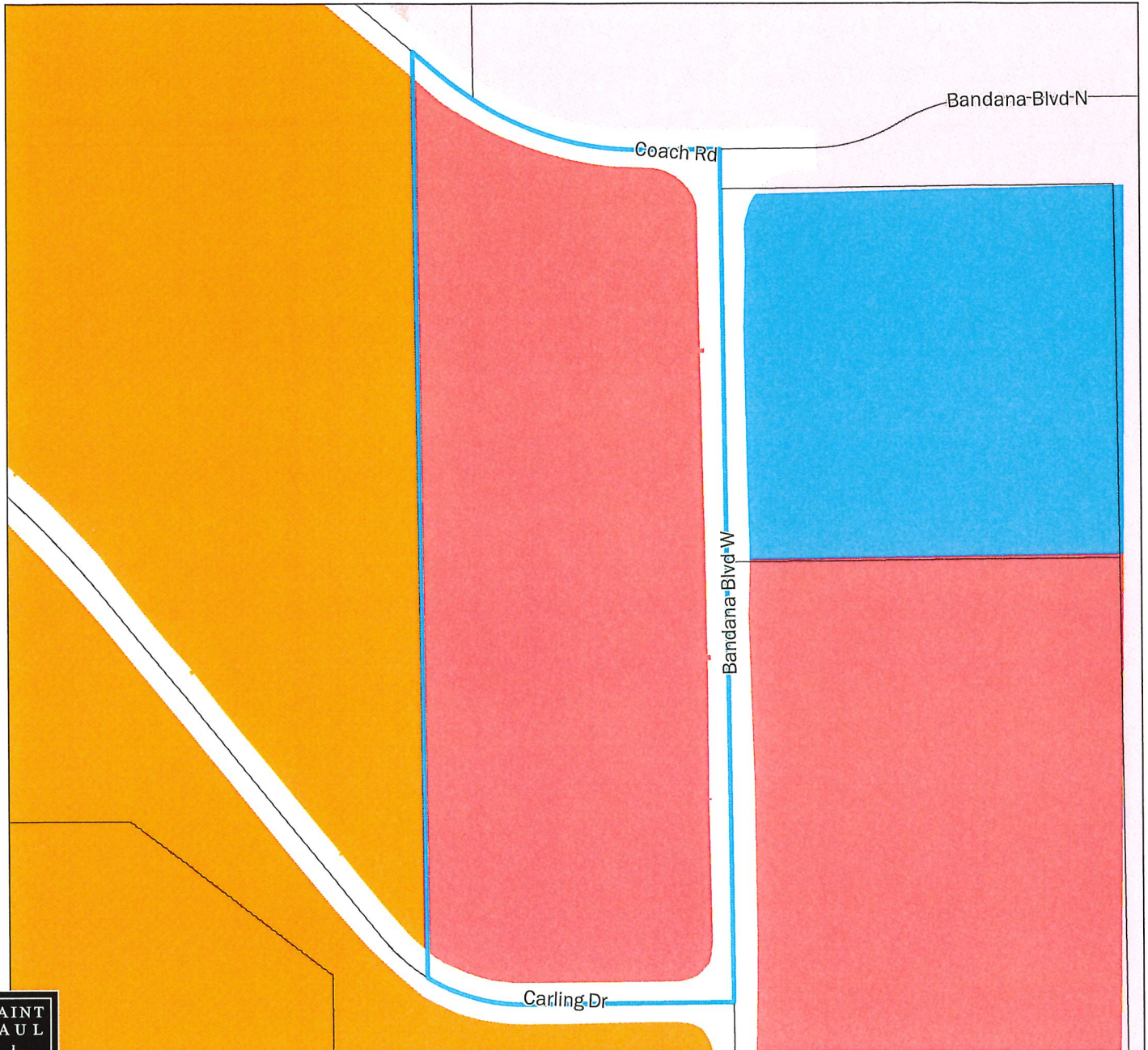
Application Type: Rezone
 Application Date: March 6, 2020
 Planning District: 10



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Subject Parcel(s) Outlined in Blue

- | | | | |
|-------------------------|-----------------------------------|-----------------------------|------------------------------|
| Parcel Poly on | RM3 Multiple-Family | B2 Community Business | F2 Residential Low |
| RL One-Family Large Lot | T1 Traditional Neighborhood | B3 General Business | F3 Residential Mid |
| R1 One-Family | T2 Traditional Neighborhood | B4 Central Business | F4 Residential High |
| R2 One-Family | T3 Traditional Neighborhood | B5 Central Business Service | F5 Business |
| R3 One-Family | T3M T3 with Master Plan | IT Transitional Industrial | F6 Gateway |
| R4 One-Family | T4 Traditional Neighborhood | ITM IT with Master Plan | VP Vehicular Parking |
| RT1 Two-Family | T4M T4 with Master Plan | I1 Light Industrial | PD Planned Development |
| RT2 Townhouse | OS Office-Service | I2 General Industrial | CA Capitol Area Jurisdiction |
| RM1 Multiple-Family | B1 Local Business | I3 Restricted Industrial | |
| RM2 Multiple-Family | BC Community Business (converted) | F1 River Residential | |



FILE #20-018721 | EXISTING LAND USE
Application of Pacific Ramp LLC

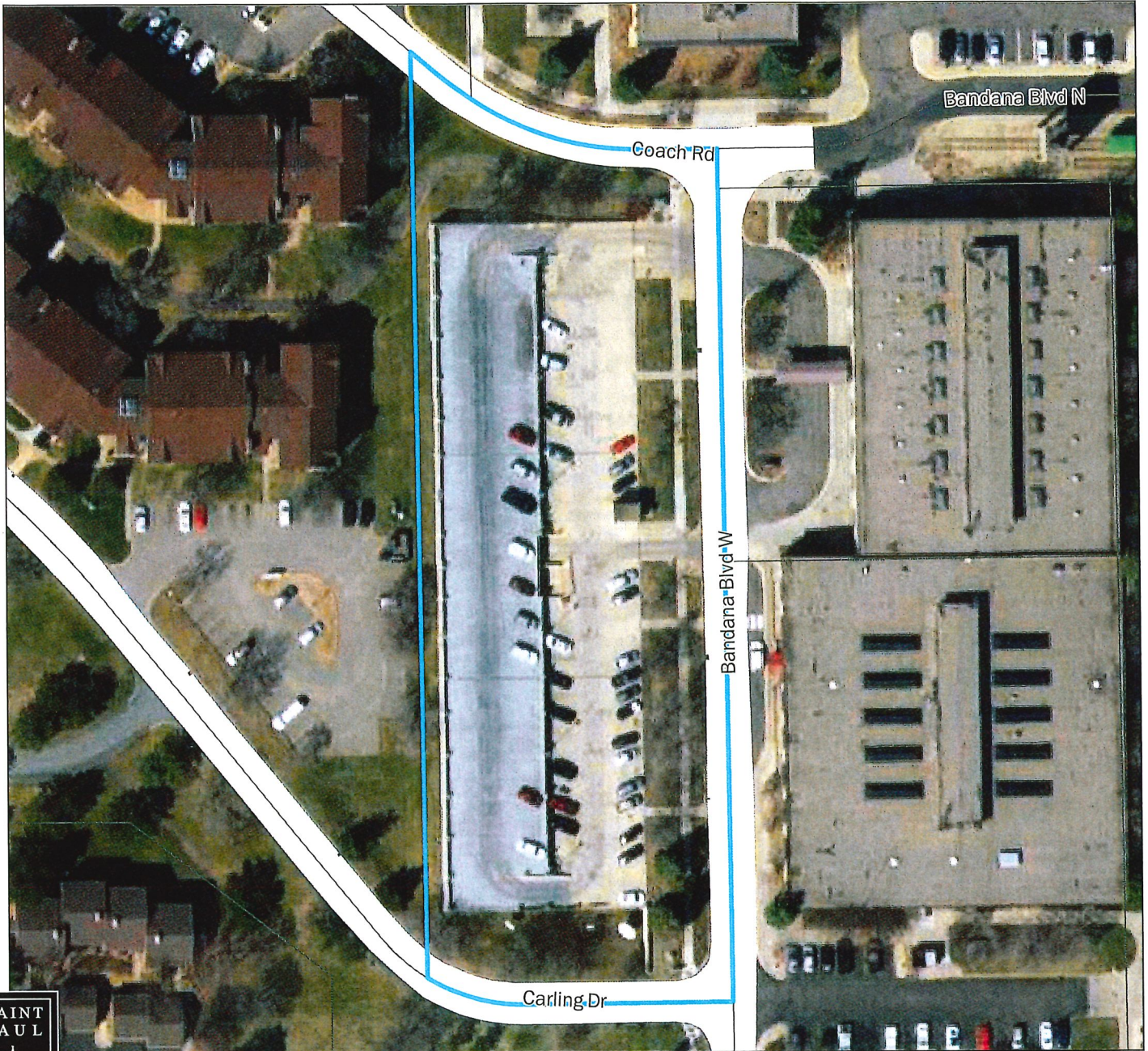
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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Poly on | Multifamily | Industrial and Utility | Railway |
| 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 | |



FILE #20-018721 | AERIAL MAP
Application of Pacific Ramp LLC

Application Type: Rezone
 Application Date: March 6, 2020
 Planning District: 10

Subject Parcel(s) Outlined in Blue

ParcelPoly on



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