

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1428 E 7th Rezoning **FILE #:** 20-046-742
 2. **APPLICANT:** Houa Vang and Yia Thao **HEARING DATE:** July 16, 2020
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1428 E 7th Street
 5. **PIN & LEGAL DESCRIPTION:** 27.29.22.34.0123; Cruickshank's Garden Lots, Block 4, Lot 9, North of Bush Avenue
 6. **PLANNING DISTRICT:** 2 **EXISTING ZONING:** RM1/RM2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** July 8, 2020 **BY:** Mike Richardson
 9. **DATE RECEIVED:** June 24, 2020 **60-DAY DEADLINE FOR ACTION:** August 24, 2020
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- A. **PURPOSE:** Rezone from split RM1/RM2 zoning to all RM2 medium-density multiple-family residential.
- B. **PARCEL SIZE:** 58,196 square feet; 1.34 acres
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** North: multi-family and single-family residential; East: single-family residential and vacant; South: vacant; West: single-family residential and vacant
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There is no significant zoning history for this parcel.
- G. **PARKING:** Zoning Code § 63.207 provides parking requirements for multi-family dwellings. Additional parking discussion can be found in zoning case file # 20-046-757.
- H. **DISTRICT COUNCIL RECOMMENDATION:** At the time of this writing, District 2 has not provided a recommendation on this application. However, in a letter dated August 14, 2018, District 2 expressed support for housing at this location.
- I. **FINDINGS:**
 1. The applicant is proposing to construct a 60-unit apartment building on a parcel that is split-zoned: the north half RM2 multi-family residential, and the south half RM1 multi-family residential. The application is to change the RM1 zoning designation of the south half to match the RM2 zoning of the north half, so the parcel is no longer split-zoned and the proposed apartment building can be built under RM2 standards. The applicant has also submitted an application for variances that would be subject to approval of this rezoning (zoning file # 20-046-757).
 2. The proposed RM2 zoning is consistent with the way this area has developed. Multi-family residential is common in this area and along the E 7th Street corridor. RM2 at this location is consistent with the intent of the RM2 district stated in Zoning Code § 66.216 as "... to provide for more extensive areas of multiple-family residential development ... as well as uses that serve the needs of the multiple-family residential districts ... [and] comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities." The site is on E 7th Street (a collector street) and well-served by the Route 74 bus, with bus stops at this location. The proximity of these transportation assets makes the addition of "more

extensive areas of multiple-family residential development” practical and consistent with the intent of the RM2 district.

3. The proposed zoning is consistent with the 2030 and pending 2040 Comprehensive Plans, as well as the Greater East Side (District 2) Community Plan. The following policies support the rezoning of southern half of the parcel from RM1 to RM2 to match the RM2 zoning of the north half of the parcel. The increased density allowed under RM2 makes it more feasible to develop this parcel and is generally more consistent with these policies than the current RM1 zoning.

2030 Comprehensive Plan

LU1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

LU1.41 Promote the development of a range of housing types and housing values in each of the 17 planning districts.

LU1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

2040 Comprehensive Plan (Approved by the City Council in June of 2019, but not yet adopted)

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

Policy LU-34. Provide for medium-density housing that diversifies housing options, such as townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods.

Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

2030 and pending 2040 Comprehensive Plan future land use designation

The 2030 Comprehensive Plan identifies the future land use of the area as Industrial. However, that was written when Cemstone occupied a parcel to the east and was zoned I1 industrial. The Cemstone site has since been rezoned to T1 traditional neighborhood and is now occupied by a school. Industrial zoning and uses here would be inconsistent with surrounding development and zoning. Future land use designation informs changes to land use, which in this case would not occur as a result of the rezoning since the entirety of the parcel is currently zoned multi-family residential. Rather, this action would just change the zoning of part of a split-zoned parcel so the entire parcel would have the same multi-family residential zoning designation. Multi-family residential use is permitted in industrial zoning districts as part of mixed residential and commercial use, so is not inherently inconsistent with industrial land use.

The 2040 Comprehensive Plan designates the future land use of the parcel as Urban Neighborhood: “Urban Neighborhoods are primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multi-family housing predominates along arterial and collector streets, particularly those with transit.” The proposed rezoning would continue to allow multi-family housing on a collector street with transit, and therefore, the rezoning is consistent with the future land use designation of the 2040 Comprehensive Plan.

Greater East Side (D2) Community Plan (an addendum to the 2030 Comprehensive Plan)

LU1. Development Opportunities. Promote higher density, mixed-use development in targeted business areas.

...

LU1d. Collaborate with District 2 to identify redevelopment sites for either mixed use or housing development. Possible sites include: state-owned property on York Avenue between Clarence Street and Birmingham Street; **East 7th Street between Parkway School and Hazelwood Street**; vacant land, also known as the Cemstone site, north of Minnehaha Avenue; the 3M distribution center; and on vacant land between Case Avenue and the railroad tracks, west of White Bear Avenue.

4. The proposed zoning is compatible with the surrounding uses. The area around the portion of the site to be rezoned is vacant. The north half of the parcel that is already zoned RM2 is adjacent to single-family homes on both sides. The area north of 7th Street East and to the northeast of the parcel has numerous medium-density apartment buildings.
5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* The proposed RM2 zoning is consistent with the adjacent RM2 zoning found on the balance of the parcel and along 7th Street East in this area.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from the southern portion of the parcel currently zoned RM1 low-density multiple-family residential to RM2 medium-density multiple-family residential.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1428 E 7th Variances **FILE #:** 20-046-757
 2. **APPLICANT:** Houa Vang and Yia Thao **HEARING DATE:** July 16, 2020
 3. **TYPE OF APPLICATION:** Variance
 4. **LOCATION:** 1428 E 7th Street
 5. **PIN & LEGAL DESCRIPTION:** 27.29.22.34.0123; Cruickshank's Garden Lots, Block 4, Lot 9, North of Bush Avenue
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** RM1/RM2
 7. **ZONING CODE REFERENCE:** § 61.202(b); § 61.601; § 66.231; § 63.207
 8. **STAFF REPORT DATE:** July 10, 2020 **BY:** Mike Richardson
 9. **DATE RECEIVED:** June 24, 2020 **60 DAY DEADLINE FOR ACTION:** August 24, 2020
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- A. **PURPOSE:** Variance for building height (50' max. allowed, 60' proposed), parking (86 stalls required, 60 proposed), and number of units (48 max. allowed, 60 proposed).
- B. **PARCEL SIZE:** 58,196 square feet; 1.34 acres
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** North: multi-family and single-family residential; East: single-family residential and vacant; South: vacant ; West: single-family residential and vacant
- E. **ZONING CODE CITATION:** § 61.202(b) authorizes the planning commission to grant variances when related to rezoning. § 61.601 lists findings required to grant variances. § 66.231 establishes density and dimensional standards for residential districts. § 63.207 establishes parking requirements by use.
- F. **PARKING:** Zoning Code § 63.207 requires 1 space per 1-2 room unit (efficiency or one-bedroom) and 1.5 spaces for 3-4 room units (two- or three-bedroom). Based on the unit count of 9 one-bedroom units and 51 two- or three-bedroom units, 86 parking spaces are required. The applicant is proposing 60 parking spaces and is therefore requesting a parking variance.
- G. **HISTORY/DISCUSSION:** There is no significant history for this parcel.
- H. **DISTRICT COUNCIL RECOMMENDATION:** At the time of this writing, District 2 has not provided a recommendation on this application. However, in a letter dated August 14, 2018, District 2 expressed support for housing at this location.
- I. **FINDINGS:**
 1. The applicant is proposing to construct a 60-unit apartment building on a parcel that is split-zoned; the north half is RM2 and the south half is RM1 multi-family residential. There is a parallel application under consideration to rezone the RM1 portion so that the entire parcel is RM2 (zoning file # 20-046-742). The applicant is requesting variances to maximum building height, minimum parking, and maximum number of units allowed.
 2. Zoning Code § 66.231 establishes a maximum height of 50 feet for buildings in RM2 multiple-family zoning districts. The application requests a variance of this requirement to allow a 60 foot building height. § 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 findings 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 RM2 zoning district is to “provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.” The additional height requested is consistent with the intent of the district. The variance is also in harmony with the general intent and purpose of the code to ensure adequate light and air to property. The application is conservative in the request for a variance of 10’ to account for any adjustments that need to be made due to the unique topography of the site and interpretation from the Department of Safety and Inspections during site plan review. The site plan submitted as part of this application estimates a total height of 54’6”.
- (b) *The variance is consistent with the comprehensive plan.* This finding is met. A variance for additional height is supported by the following policies in the 2030 Comprehensive Plan:
- *Land Use 1.40:* Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors;
 - *Land Use 1.41:* Promote the development of a range of housing types and housing values in each of the 17 planning districts;
 - *Land Use 1.42:* Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation,
- and in the pending 2040 Comprehensive Plan (approved by the City Council in June of 2019, but not yet adopted):
- *Policy H-36:* encourage the development of family-sized affordable housing in strong market areas;
 - *Policy H-37:* Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers;
 - *Policy LU-6.4:* Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as neighborhood nodes, **ACP50 areas** [emphasis added] and opportunity sites;
 - *Policy LU-35:* Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.
- (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. There is a significant grade change that forces much of the structured parking that would normally be underground to be exposed and contribute to the overall height of the building. The use of the property is reasonable and the applicant is mitigating exposed structured parking area of the building by activating the street-facing facade with active uses such as a community room and offices.

- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The topography of the site leads to much of the structured parking being exposed, and therefore contributing to the height calculation.
- (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. Multiple-family residential is an allowed use in the RM2 district and additional height does not affect that.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The surrounding area along E 7th Street between Etna Street right-of-way and Hazelwood Street is a mix of vacant land, three-story apartment buildings and scattered single-family homes. The additional height will not alter the essential character. In addition, the front setback of the building is 124 feet, with a pavilion and parking planned in that area, which will moderate the impact of the additional height.
3. Zoning Code § 63.207 establishes parking minimums and based on the number and size of units included in the site plan, 86 spaces are required. The applicant is proposing 60 spaces. § 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 findings that:
- (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. A reduction in parking spaces on a transit route and in a zoning district intended to “balance of population concentration near major thoroughfares, transit, and related facilities,” and within a quarter-mile of the Johnson Parkway/7th Street East Mixed-Use area designated in both the 2030 and pending 2040 Comprehensive Plans, is consistent with the following purposes in Zoning Code § 60.103:
- To provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian and bicycle traffic;
 - To encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods;
 - To provide housing choice and housing affordability.
- (b) *The variance is consistent with the comprehensive plan.* This finding is met. The reduction in parking is supported by the following policies from the Transportation Chapter of the 2030 Comprehensive Plan:
- **2.1 Create true transportation choices for residents, workers, and visitors in every part of the city.** A more balanced transportation system should improve access to a range of travel modes and facilities, as well as increase the capacity of the regional transportation system. The City should create places to live, work, play, and conduct business that do not depend principally on the automobile for access, but rather accommodate all modes of transportation;
 - **2.2 Support transit-oriented design through zoning and design guidelines.** Compact, street-oriented design should be emphasized to promote walkability and transit use, especially in commercial corridors. Standards for building placement and design based primarily on the needs of the pedestrian should be enforced and expanded,
- and the pending 2040 Comprehensive Plan (approved by the City Council in June of 2019, but not yet adopted):

- *Policy LU-14:* Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes;
 - *Policy LU-15:* Ensure that stand-alone parking uses are limited, and that structured parking is mixed-use and/or convertible to other uses.
- (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 topography of the site, especially in the rear of the parcel, makes placing parking in that location impractical. The applicant is using the property in a reasonable manner and has pushed the building back from the street to add surface parking stalls to supplement what can be included within the building. The parcel is also long and narrow, limiting additional parking options.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The topography and parcel shape are unique and limiting as discussed in finding 3(c).
- (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. Reduced parking does not affect the proposed multiple-family use on the site, which is allowed.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. A reduction in parking stalls will not alter the essential character of the area.
4. Zoning Code § 66.231 establishes a maximum number of dwelling units based on parcel area in RM2 multiple-family zoning districts. Based on the lot area and with the structured parking bonus allowed in note (c), the maximum number of units allowed by right is 48. The application is for 60 dwelling units. Note that the application does not account for the bonus and incorrectly states the allowed number of units as 39. § 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 findings that:
- (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. Additional units are supported by the intent of the RM2 zoning district as described in Finding 2(a).
- (b) *The variance is consistent with the comprehensive plan.* This finding is met. Additional units are consistent with the comprehensive plan policies outlined in Finding 2(b). In addition, it is supported by the Greater East Side (District 2) Plan:
- LU1.** Development Opportunities. Promote higher density, mixed-use development in targeted business areas.
- ...
- LU1d. Collaborate with District 2 to identify redevelopment sites for either mixed use or housing development. Possible sites include: state-owned property on York Avenue between Clarence Street and Birmingham Street; **East 7th Street between Parkway School and Hazelwood Street** [emphasis added]; vacant land, also known as the Cemstone site, north of Minnehaha Avenue; the 3M distribution center; and on vacant land between Case Avenue and the railroad tracks, west of White Bear Avenue.

- (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 applicant has established that the long-term vacancy of the site is due in part to the inability to build enough density for cash flow to cover costs to overcome site issues. This difficulty is compounded by the desire for site development that help meet affordable housing goals. Additional dwelling units to help meet affordable housing goals on this parcel is a reasonable use of the land.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. Site issues including topography and related earthwork and stormwater management on this unusually long narrow site are reasons the property is still vacant.
- (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. Additional units would not change the multiple-family residential use allowed and proposed in this application.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. Medium-density multiple-family housing is common in the area and the addition of 12 units to this project would not alter its essential character.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the variances for building height (50' max allowed, 60' proposed), parking (86 stalls required, 60 stalls proposed), and number of units (48 units max. allowed, 60 proposed), 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 rezoning of that part of the parcel that is RM1 to RM2 (zoning file #20-046-742) is approved by the City Council.



June 23, 2020

Mike Richardson
Planning and Economic Development Department
City of Saint Paul
1400 City Hall Annex
25 W. Fourth Street
St. Paul, MN 55102

**RE: VARIANCE REQUESTS AND REZONING APPLICATION FOR THE DEVELOPMENT OF THE
PARKWAY AT 7TH STREET EAST, GREATER EASTSIDE, ST. PAUL
PID: 272922340123**

Dear Mr. Richardson,

We are excited to be involved in the development of The Parkway, a vibrant new apartment building with site improvements located at 0 Bush Ave, Saint Paul, MN 55106 (according to Ramsey County records), Parcel ID: 272922340123. The Department of Safety and Inspections believes the address to be 1428 7th Street East, St. Paul, MN 55106.

The site is in the Greater East Side neighborhood of Saint Paul - Ward 7. It is close to Parkway Montessori and Twin Cities Academy. The site sits on Metro Transits high frequency bus route 74 connecting to downtown Saint Paul. The site is split zoned RM2 on the northern one-third of the site and RM1 on the southern two-thirds of the site.

The 1.34-acre property has been vacant for a considerable number of years and has brought about security and safety concerns in the neighborhood. A part of the reason the site has been vacant for so long is due to the known contaminants directly to the east of our site and presumed to be on this site. In addition to this known fact, the site slopes considerably from the east property line down to the west property line. We were awarded a Met Council Site Investigation grant to explore the environmental impacts earlier this year, and I am happy to report that with our thorough investigation into the site, the soils are suitable for residential standards of living.

We currently have a binding purchase agreement with the owner of the property and anticipate closing on the financing later this year per recent conversations with PED staff. The development is intended to cater to various income levels and family types with 100% of the rents at the property at or below 60% of area median income. The property lies within the ACP50 as defined by the Metropolitan Council.

The proposed development will consist of 60 units of apartments focused on larger units (2 and 3 BR) which are greatly needed in the neighborhood. Vacancy rates for these size units hover just above 0.0% according to our last market study conducted earlier this year.

The building will be situated to have one level of partially buried, enclosed parking with 4 stories of apartments above it. The building will have 60 parking stalls for residents and visitors, a clubroom at ground floor, offices for use by property managers and residents, a conference room, a makers space, a

fitness room, common area laundry, an outdoor playground, a pavilion structure, bike storage and a fenced in backyard. Please do keep in mind, the final design is subject to change pending financing and other underwriting components.

The Parkway has received previous letters of support during financing applications with Ramsey County Commissioners. The project was also presented to District 2 – Greater East Side Community Council during our initial financing applications. The group was in full support of the project at that time, and we anticipate revisiting with them prior to the subsequent hearings necessary for this application.

For this rezoning application, it is my understanding the most suitable path forward to be to rezone the RM1 portion of the lot to RM2. In tandem with the rezoning application, it is also my understanding we will need variances for exceeding the maximum building height by 10 feet, parking relief of 26 parking stalls, and a density variance of 21 units.

Please consider this letter and its attachments as our formal request to grant the rezoning of the property and for the variances needed within the RM2 designation. We look forward to St Paul's allowing for these approvals and to allow for the transformation of a blighted piece of land into a vibrant and thriving community within a neighborhood that needs more housing options.

Rezoning Request:

- Rezone the southern two-thirds of the parcel from RM1 to RM2.

Variance Requests:

- Variance Request to allow for parking relief of 26 parking stalls. 86 stalls would be required with the current unit mix and RM2 zoning code. 60 parking stalls are being provided.
- Variance Request to allow for a building taller than the maximum within an RM2 zoning designation. The maximum building height in an RM2 district is 50'. We estimate the building to be 60' tall for a total variance of 10'-0".
- Variance Request to allow for more units than is allowed in the RM2 district. A maximum of 39 units is allowed under the current code and 60 units will be provided for a total variance of 21 units.

Required Findings to the Variance:

1. The variance is in harmony with the general purposes and intent of the zoning code

The variance will be in harmony with the general purpose of the zoning code. Per Chapter 60, Section 60.103.a, the zoning code's intent is, "*to promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.*" The project will transform an otherwise blighted piece of land which has been reported to invite homeless encampments and other nuisances to the neighborhood. The new development will remove these safety concerns with a new building with its residences and on-site property management and promote the very same ideals of the code.

2. The variance is consistent with the comprehensive plan.

The variances are consistent with the 2040 Comp Plan and its goals. Here are only some of the policies in which The Parkway is consistent with:

Policy H-16: Increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels.

Policy H-36: encourage the development of family-sized affordable housing in strong market areas.

Policy H-37: Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers.

Policy LU-6.4: Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as neighborhood nodes, ACP50 areas and opportunity sites.

Policy LU-14: Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

Policy LU-35: Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

3. The applicant has established that there are practical difficulties in complying with the provisions 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.

Practical difficulties occur due to the unique nature of the site being split zoned both RM1 and RM2. Difficulties also exist due to size constraints of the RM2 lot size.

The changes in grade present a challenge with the total building height. The Parkway would have the parking completely underground, however given the change in grade of ~12 feet from the east side of the site to the west, a portion of the parking garage becomes exposed and is therefore incorporated into the calculation of overall building height.

Site constraints clearly exists due to the narrow width of the lot which provides limitations to the layout of the building footprint and overall parking layout. The building is already being stepped back from the site to provide for 10 surface parking stalls. Stalls located at the very south end of the site would not be readily accessible to the main entrance to the building and would also be economically prohibitive due to the import of soil (and/or retention wall size) needed to change the 12 feet of grade change into a surface leveled parking lot.

Under a traditional market rate rental structure, the project would be able to provide a lower unit count, presumably within the current RM2 density requirements. However, The Parkway is providing for 100% of its units to be affordable at or below 60% AMI income and rent limits. Limiting the rental structure requires for a higher density of units to increase gross income generated at the site and to promote more economies of scale related to fixed, development costs such as site acquisition, site infrastructure, earthwork costs, stormwater management costs, financing costs, etc.

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

As previously mentioned, the site has several unique constraints which are beyond the applicant's control. These constraints are, in large part, the reason the site has been vacant for so long.

5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

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

6. The variance will not alter the essential character of the surrounding area.

The surrounding area contains similar size multi-unit housing facilities, especially immediately across the abutting 7th Street East. The proposed apartment building will most certainly contribute to the character of the surrounding neighborhood by converting a blighted piece of vacant land into a thriving community.

We strongly believe this project is consistent with the regulations and intent of the Saint Paul Zoning Code and Comprehensive Plan. In addition to this, the District 2 Community Council.

We respectfully request the city schedule the required hearings to allow for all necessary approvals to be secured in a timely manner.

Kindly,

Justin Fincher
VP of Development

Enclosure

CC: Paul Dubruiel



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) Houa Vang and Yia Thao
Address 927 Hudson Road City Saint Paul State MN Zip 55106
Email michaeltthao@generationalgroup.com Phone 612-7592379
Contact Person (if different) Justin Fincher Email JJFINCHER@JBVANG.COM
Address 1335 Pierce Butler Route City Saint Paul State MN Zip 55104
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 0 Bush Avenue, Saint Paul, MN
PIN(s) & Legal Description 272922340123
(Attach additional sheet if necessary.)
See attached Parcel Report from Ramsey County Records
Lot Area 1.34 Current Zoning RM1 & RM2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
Houa Vang and Yia Thao,

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
RM1 zoning district to a RM2 zoning district, for the purpose of:

The site is currently split zoned RM1 at the southern two-thirds of the site and RM2 at the northern one-third of the site.

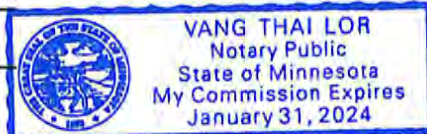
The applicant is requesting the rezoning of the RM1 portion of the lot to RM2 for the purposes of developing a 60-unit, four-story apartment building with site improvements and a surface parking lot.

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date June 23 2024

[Signature]
Notary Public



[Signature] YIA THAO
By: [Signature] Houa Vang
Fee owner of property

Title: _____



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. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Houa Vang and Yia Thao
(must have ownership or leasehold interest in the property, contingent included)

Address 927 Hudson Road City Saint Paul State MN Zip 55106

Email michaelthao@generationalgroup.com Phone 612-759-2379

Name of Owner (if different) _____ Email _____

Contact Person (if different) Justin Fincher Email JJFINCHER@JBVANG.COM

Address 1335 Pierce Butler Route City Saint Paul State MN Zip 55104

PROPERTY INFO

Address / Location 0 Bush Avenue, Saint Paul, MN

PIN(s) & Legal Description 272922340123
(attach additional sheet if necessary)

See attached Parcel ID Report Lot Area 1.34 Current Zoning RM1 and RM2

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 _____
_____. State the requirement and variance requested. _____
Variance to exceed the building height maximum by 10'-0", from 50' to 60'. Variance to reduce the amount of required
parking stalls by 26 stalls, from 86 stalls to 60 stalls. Variance to exceed the maximum density by 21 units, from 39 to 60 units.

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 _____

Date 6/23/2020

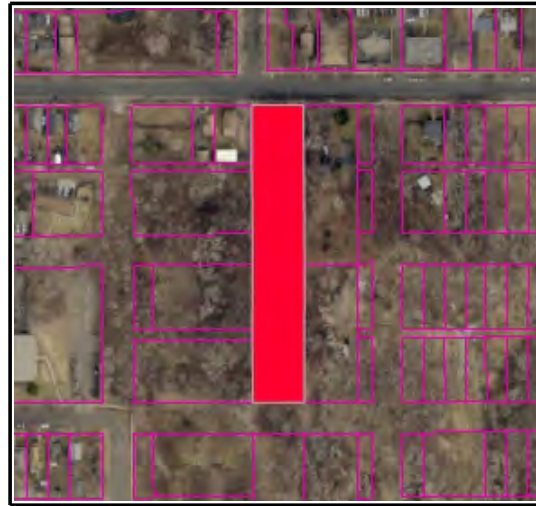
**7TH & BUSH
RAMSEY COUNTY PARCEL REPORT
4/12/2018**



Parcel location within Ramsey County

Parcel ID: 272922340123

Owner(s): Houa Vang, Yia Thao



Taxlot highlighted in red

Site Address: 0 Bush Ave, Saint Paul MN 55106

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): Houa Vang

Yia Thao

Homestead: N

Use Type: Residential, Vacant Land, Lot

Tax Address: 927 Hudson Rd, Saint Paul MN
55106-6104

Dwelling Type:

Home Style:

Lot: 9 **Block:** 4

Living Area: **Sq. Ft.**

Plat Name: CRUICKSHANKS GARDEN LOTS

Year Built:

Area: 1.34 **Acre(s)**

Garage:

2017 Pay 2018 EMV Land: 95900

Garage Area: **Sq. Ft.**

2017 Pay 2018 EMV Building: 0

Heating Type:

2017 Pay 2018 EMV Total: 95900

Cooling Type:

Total Tax* in 2017 : 2526

School District: 625

Special Assessment in 2017 :

Watershed District: Metro Watershed

Tax Exempt: N

Green Acre:

Last Sale Date: 8/31/2009

Open Space: N

Last Sale Price: 48000

Agriculture Preserve: N

*The user of this report acknowledges that the City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. *Total Tax includes special assessment due if any.*

Real Estate Advisors



Project Managers

JB Vang Partners, Inc. | 1335 Pierce Butler Route | St. Paul, MN 55104
M: 651.645.5500 | F: 651.645.3907 | www.jbvang.com

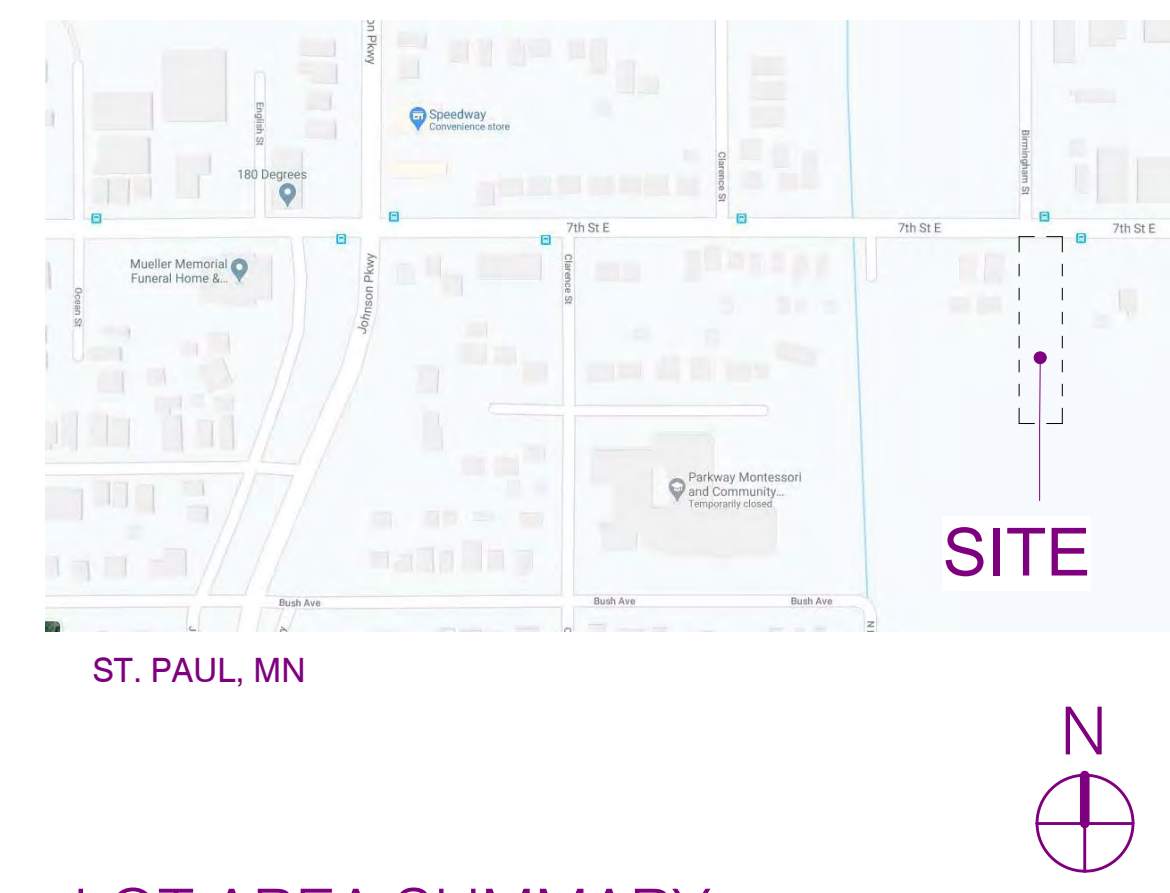
THE PARKWAY

SCHEMATIC DESIGN - REZONING & VARIANCE APPLICATIONS

JUNE 23, 2020

VICINITY MAP

NOT TO SCALE



LOT AREA SUMMARY

LOT AREA -	58,273 SF
BUILDING FOOTPRINT -	17,023 SF (29%)

PARKING STALLS

STALL TYPE	Parking Level 1	SURFACE	TOTAL PARKING
Compact Parking Stall	26	5	
Double HC Parking Stall	2	0	
HC Single Parking Stall	1	1	
Standard Parking Stall	19	6	
Grand total	48	12	60

CONTACTS

DEVELOPER/CLIENT	CONTRACTOR	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
NAME: JB VANG CONTACT: JUSTIN FINCHER ADDRESS: 1335 W Pierce Butler Route, St Paul, MN 55104 PHONE No.: 651.294.3516 EMAIL: jfincher@jbvang.com	NAME: FRERICH'S CONSTRUCTION CONTACT: DAVID ENICK ADDRESS: 3600 Labore Road, Suite 8 St. Paul, Minnesota 55110 PHONE No.: 651-787-0687 EMAIL: DaveE@frerichsconstruction.com	NAME: URBANWORKS ARCHITECTURE CONTACT: DAVID HAALAND KYLE SKAR ADDRESS: 901 NORTH THIRD STREET, SUITE 145 MINNEAPOLIS, MN 55401 PHONE No.: 612.465.3113 EMAIL: DHaaland@urban-works.com KSKAR@URBAN-WORKS.COM	NAME: BKBM ENGINEERS CONTACT: KEITH MATTE ADDRESS: 6120 EARLE BROWN DRIVE, SUITE 700 MINNEAPOLIS, MN 55430 PHONE No.: 763.843.0446 EMAIL: KMATTE@BKBM.COM	NAME: DAMON FARBER CONTACT: JESSE SYMYNKYWICZ ADDRESS: 310 S 4th Ave, SUITE 7050 Minneapolis, MN 55415 PHONE No.: 612.332.7522 EMAIL: JSymynkywicz@damonfarber.com

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

SHEET INDEX

G001 -	TITLE SHEET
AL101.0 -	ARCHITECTURAL SITE PLAN
A001.0 -	SUBLEVEL 1 - PARKING LEVEL - OVERALL - PLANS
A101.0 -	LEVEL 1 AND LEVEL 2 - OVERALL - PLANS
A103.0 -	LEVEL 3 AND LEVEL 4 - OVERALL - PLANS
A301 -	BUILDING ELEVATIONS

UNIT COUNT

Name	UNIT TYPE	Area Type	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS
1 BDRM	1BR	Unit	2	2	2	3	9
2 BDRM	2BR	Unit	5	5	5	3	18
3 BDRM	3BR	Unit	8	8	8	9	33
Grand total			15	15	15	15	60

AREA SUMMARY

Building Area Summary

Sub Level - Entry Level	Area (SF)
Parking Level	17023
Level 1	17277
Level 2	17277
Level 3	17277
Level 4	17277
GSF Total (SF)	89380

SYMBOLS



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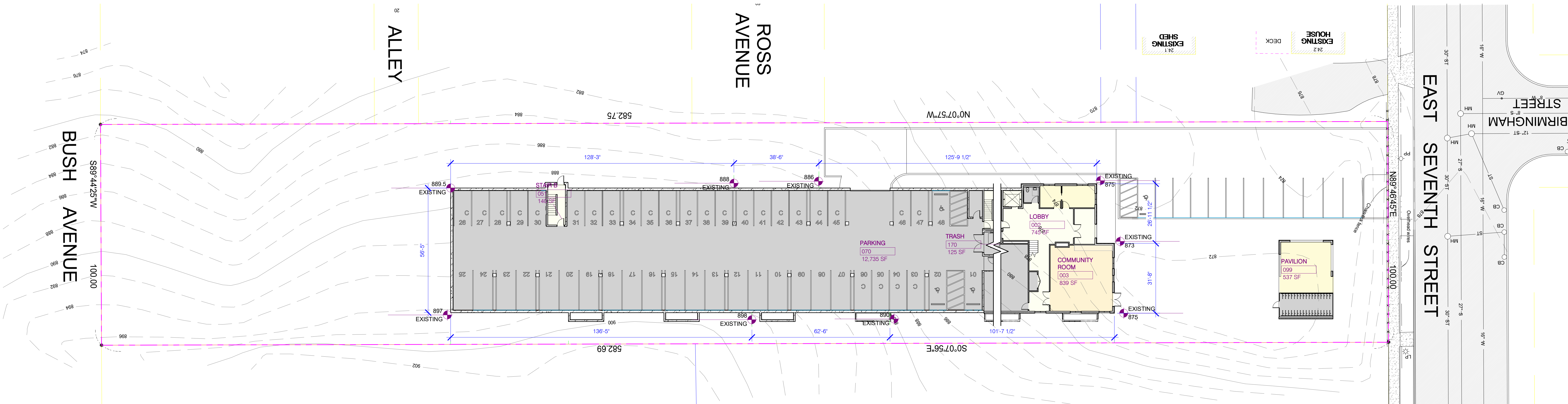
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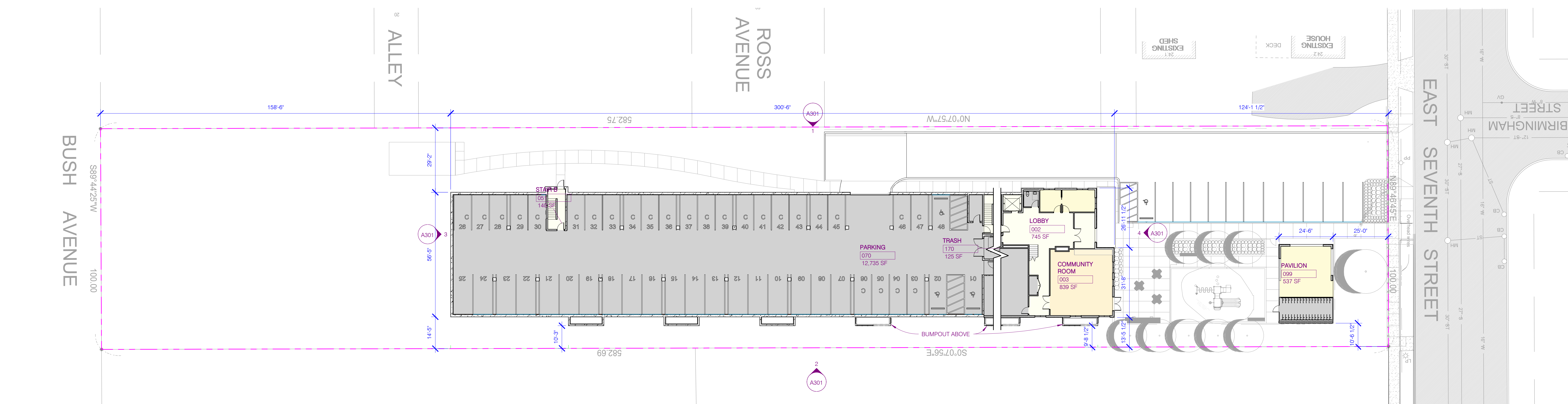
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PROJECT #	20-0004
PHASE	SD
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CHECKED BY	Checker

TITLE SHEET

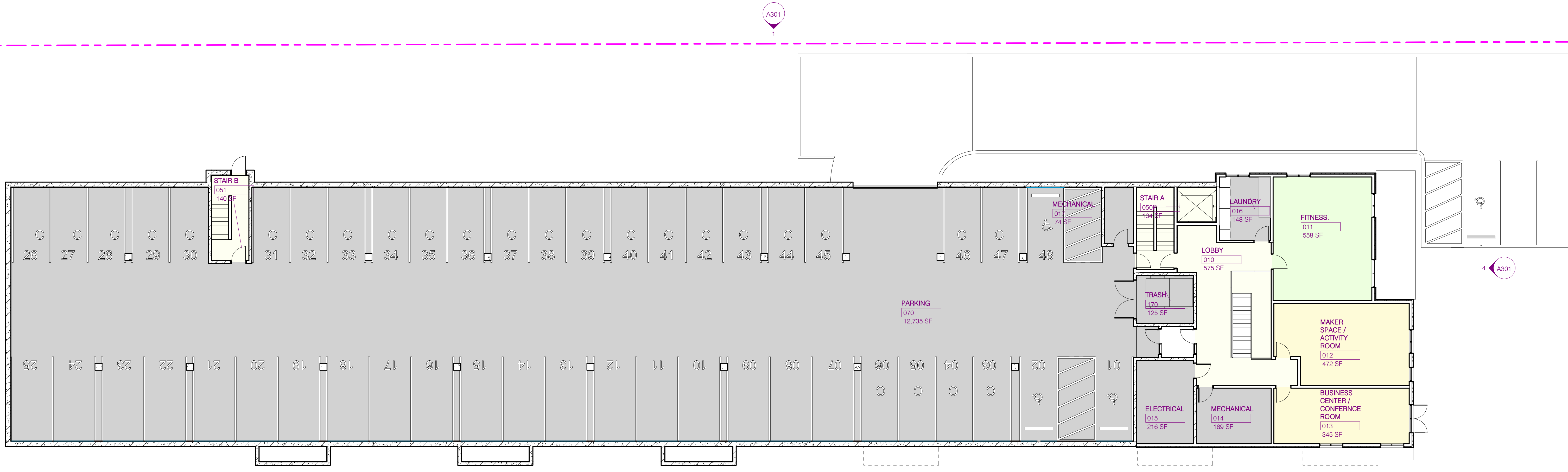
G001



2 ARCHITECTURAL SITE PLAN - EXISTING GRADE ANALYSIS
AL101 1" = 20'-0"

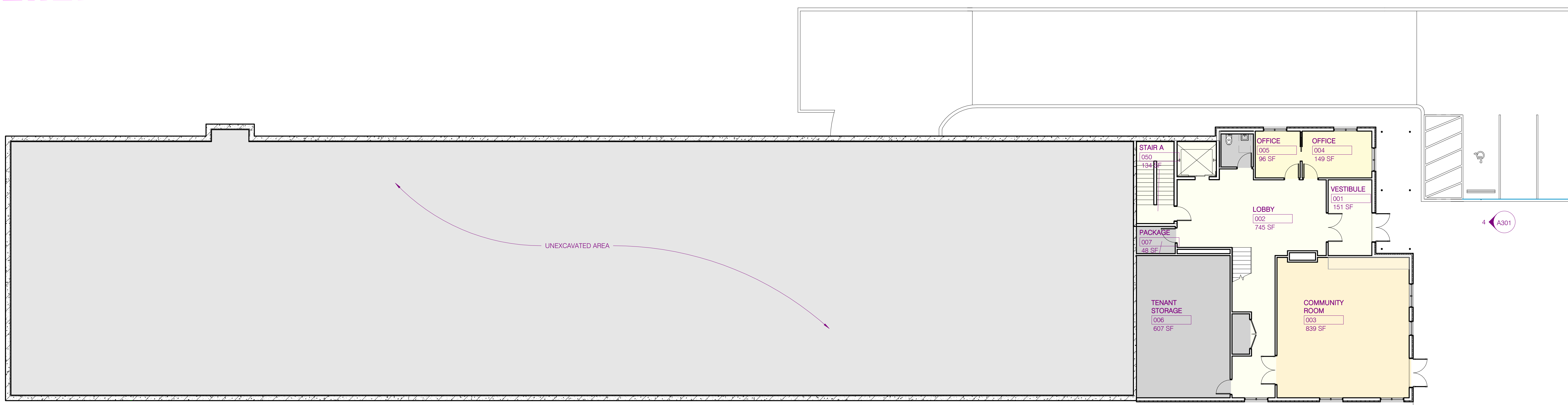


1 ARCHITECTURAL SITE PLAN - SETBACKS
AL101 1" = 20'-0"



2 PARKING LEVEL PLAN - OVERALL - SUBLEVEL 1

A001.0 3/32" = 1'-0"



1 ENTRY LEVEL PLAN - OVERALL - SUB-LEVEL 2

A001.0 3/32" = 1'-0"

GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
6. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
8. ALL RESIDENTIAL DEMISING WALLS AT METAL STUD LOCATIONS ARE TYPE K3, K6, K8A, K8, AND K8B 1HR FIRE RATING, WITH ACOUSTIC RATING
9. ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE K3, V6, V8A, V8, V8A, AND V8B 1HR FIRE RATING, WITH ACOUSTIC RATING
10. ALL RESIDENTIAL CORRIDOR WALLS AT METAL STUD LOCATIONS ARE TYPE W6 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
11. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W6 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
13. MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
14. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A000

KEYNOTES:



7th Street
St. Paul, MN

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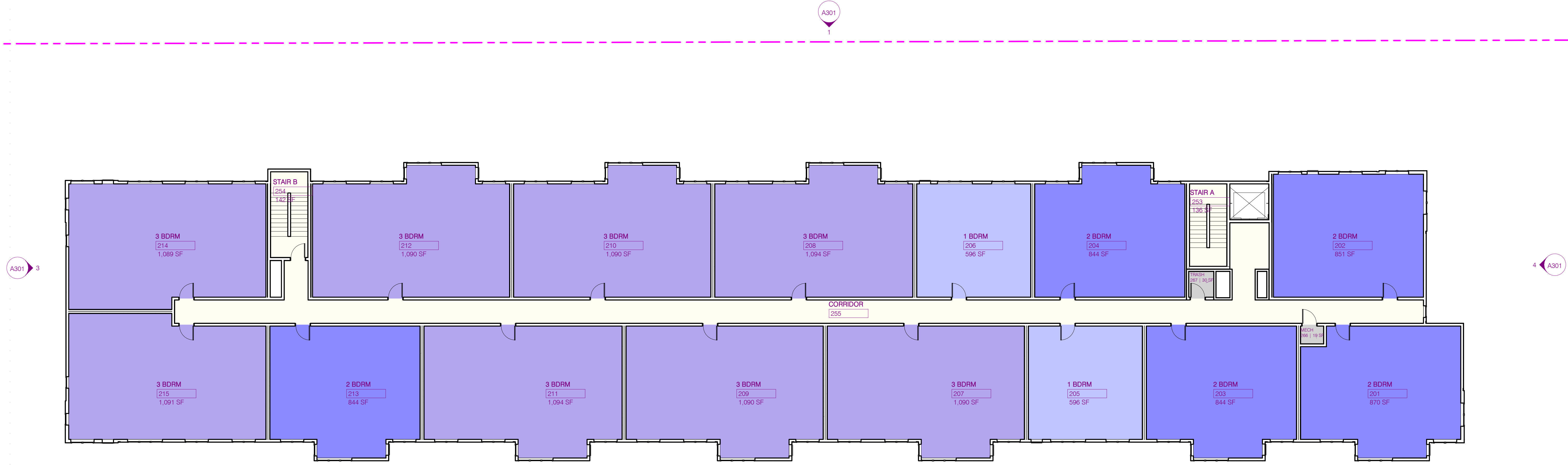
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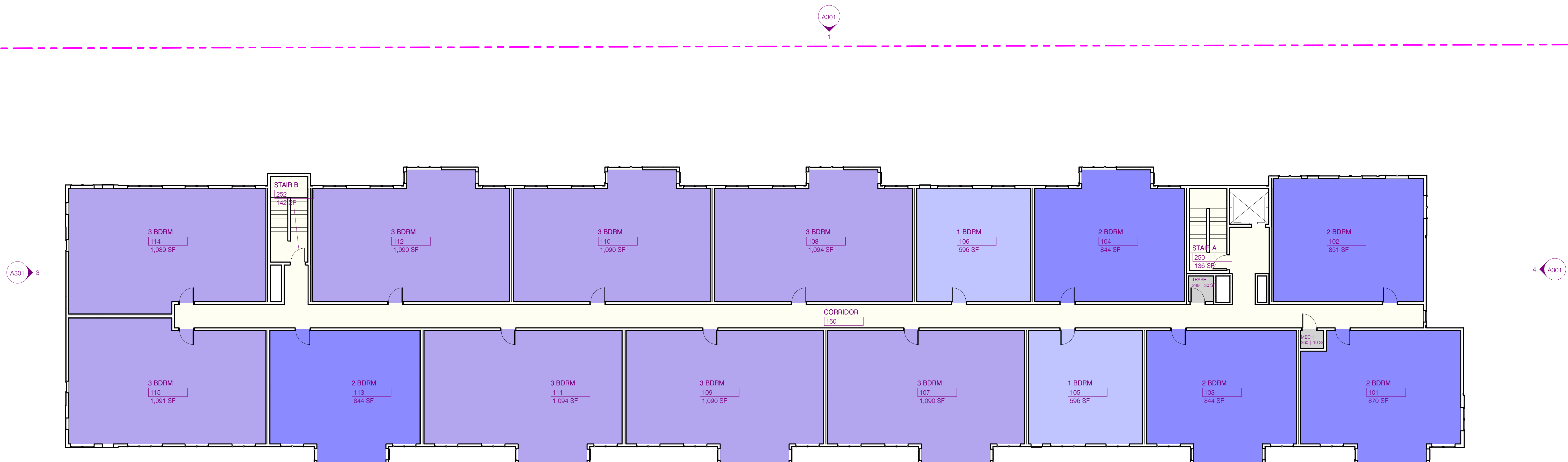
DATE 6/23/2020
PROJECT # 20-0004
PHASE SD
DRAWN BY KS
CHECKED BY DPEH

SUBLEVEL 1 -
PARKING LEVEL
OVERALL PLANS

A001.0



2 A102.0 - LEVEL 2 PLAN - OVERALL
 A101.0 3/32" = 1'-0"



1 A101.0 - LEVEL 1 PLAN - OVERALL
 A101.0 3/32" = 1'-0"

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
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KEYNOTES:



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DATE: 6/23/2020
 PROJECT #: 20-0004
 PHASE: SD
 DRAWN BY: KS
 CHECKED BY: DPEH

LEVEL 1 AND LEVEL 2 - OVERALL - PLANS

A101.0

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GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
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KEYNOTES:



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St. Paul, MN

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DATE 6/23/2020
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CHECKED BY DPEH

LEVEL 3 AND
LEVEL 4 -
OVERALL - PLANS

A103.0



2 A104.0 - LEVEL 4 PLAN - OVERALL
A103.0 3/32" = 1'-0"



1 A103.0 - LEVEL 3 PLAN - OVERALL
A103.0 3/32" = 1'-0"

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GENERAL EXTERIOR NOTES:

1. REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
2. REFER TO SPECIFICATIONS FOR DETAILED EXTERIOR MATERIAL INFORMATION
3. MATERIALS TO BE DETERMINED

KEYNOTES:



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St. Paul, MN

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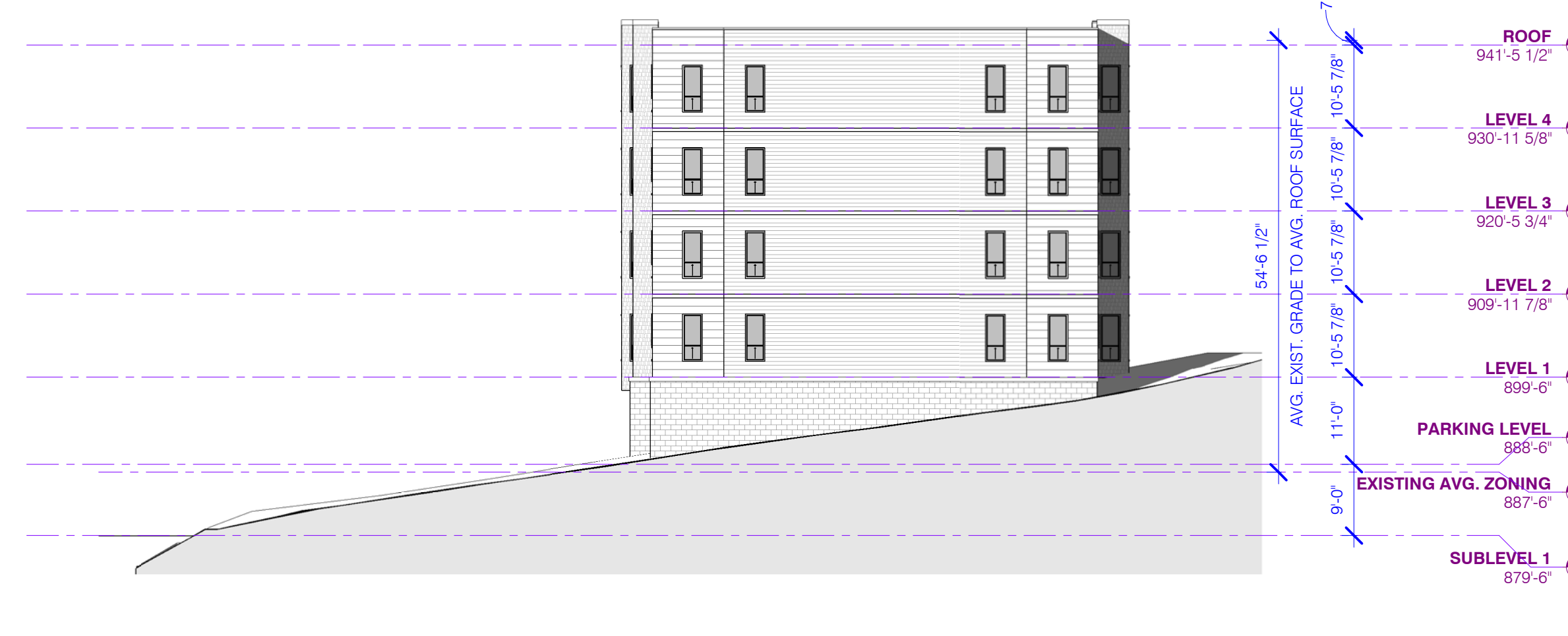
DATE	6/23/2020
PROJECT #	20-0004
PHASE	SD
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CHECKED BY	Checker

BUILDING
ELEVATIONS

A301



4 NORTH - OVERALL
A301 1/16" = 1'-0"



3 SOUTH - OVERALL
A301 1/16" = 1'-0"



2 EAST - OVERALL
A301 1/16" = 1'-0"



1 WEST - OVERALL
A301 1/16" = 1'-0"

DISTRICT 2 COMMUNITY COUNCIL

1365 Prosperity Ave
Saint Paul, MN 55106-2108
Phone: (651) 774-2220
Fax: (651) 774-2135

August 14, 2018

To: City of Saint Paul PED

From: Chuck Repke, Executive Director

Re: Proposed development at E 7th and Birmingham

The land use committee of the District 2, Greater East Side, Community Council met on August 1, 2018 to here the proposal of JB Vang to develop an affordable housing apartment complex on the site on East Seventh Street. It is our understanding that they are asking the Housing and Redevelopment Authority to assist them by assigning low income tax credits to the project. District 2 is supportive of this effort.

Even though there are a significant number of apartment complexes in the area we believe that the area is appropriate for additional housing. East Seventh is a significant traffic corridor and has regular bus service.

We also believe that the potential for the site to be built as housing without affordable housing tax credits would be difficult. Market rates in the area are lower that the regional average and the neighborhood would not support rent rates that would be needed without City support.

If you have any additional questions, feel free to call 651-774-2220.

Sheldon Johnson
State Representative

District 67B
Ramsey County



Minnesota House of Representatives

August 15, 2018

Dr. Bruce Corrie, Director
Planning and Economic Department, City of St. Paul
25 West 4th Street, Suite 1300
Saint Paul, MN 55102

Dear Dr. Corrie,

Congratulations on your post as Director of the PED. I look forward to working with you on the development needs of the East Side. I am writing today in support of an affordable housing project by Yia Michael Thao of JB Vang Partners. I have known Yia Michael Thao for years, collaborated on projects with him and know him as a successful and ethical business owner here on the East Side.

This project is in my legislative district and the need for more affordable housing of all types has been well known for years. By most accounts, 18,000 or more additional units will be needed in St. Paul by 2030.

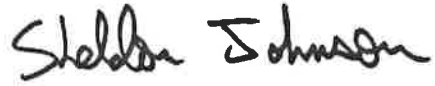
The JB Vang Partners project will feature a three- to four-story building with structured parking on a 1.34-acre lot at 7th St. and Birmingham St. Rents are projected to be affordable to renters in the range of 50 to 60 percent of the area median income, which is \$94,300 for a family of four. The development plans for 60 units with a mix of 3-bedroom, 2-bedroom and 1-bedroom units. Yia Michael Thao and partners, are interested in incorporating a social service component into the complex as well as a safe green space for families.

This area of the East Side is ready for new development as additional space for mixed use becomes available. Yia Michael Thao has shown his dedication to the betterment of the East Side and a commitment to making life better for East Side residents. The East Side has long been considered the part of the city where affordable housing can be found. This proposal will help make it so, into the future. I know you have in your possession site maps and the certificate of survey so will not add to the size of your file.



I write to urge you to support his application for the 9% Affordable Housing Tax Credit. I know there is significant competition for this tax credit and know Yia Michael Thao with JB Vang Partners, will be successful in assisting St. Paul in fulfilling its mandate of providing affordable housing opportunities. If I can be of assistance, please do not hesitate to call on me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Sheldon Johnson". The signature is written in a cursive, slightly slanted style.

Sheldon Johnson
State Representative

Tim Mahoney
State Representative



Minnesota House of Representatives

August 15, 2018

Dr. Bruce Corrie,
Director,
Planning and Economic Department, City of St. Paul
25 West 4th Street
Suite 1300
Saint Paul, MN 55102

Dear Dr. Corrie,

It is my pleasure to recommend Yia Michael Thao of JB Vang Partners' affordable housing development on the East Side of St. Paul. Organizations, such as St. Paul's Fair Housing Commission, Metropolitan Council, St. Paul Public Housing Agency, and PED tracking the affordable housing shortage in St. Paul estimate a need of 18,000 additional units by 2030.

St. Paul has an exceptionally high percentage of renter occupancy, nearing 50% according to Federal Housing and Development and U.S. Census data. While I support efforts to reclaim and convert existing vacant properties, it is clear that most of these properties will not meet the city's housing standards and the cost to do so may be prohibitive, especially on the East Side.

JB Vang Partners' housing project is a 1.34-acre lot at 7th St. and Birmingham St. The development plans for 60 units; (15) 3 bedrooms, (30) 2 bedrooms, and (15) 1 bedrooms. They are also interested in incorporating a social service component into the development as well as safe green space where families can gather.

I have known Yia Michael for many years and we have worked side by side on many projects enhancing the quality of life on the East Side. I have known him as a person of character, compassion and integrity. Yia Michael Thao and his partners are dedicated to the betterment of the East Side and I have no doubt this development will make the East Side a better place for many families.

Please support Mr. Thao's application for the 9% Affordable Housing Tax Credit and advise me as to what steps I can make to further this project.

If you have any questions as to the importance of the services provided by Yia Michael Thao's affordable housing development project or their reputation to the East Side Saint Paul community, please do not hesitate to ask. Thank you so much for your consideration.

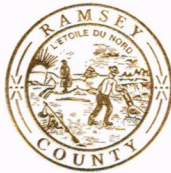
Sincerely,

A handwritten signature in black ink that reads "Tim Mahoney".

Tim Mahoney
State Representative

Enclosures: Certificate of survey and Site Map





JIM McDONOUGH
Chair
Board of Ramsey County Commissioners

Joann Ellis, Assistant
TEL. (651) 266-8357

April 20, 2018

220 Courthouse
15 West Kellogg Boulevard
Saint Paul, Minnesota 55102
TEL. (651) 266-8350

Dear Sir or Madam:

I am writing this letter in support of Mr. Yia Thao's affordable housing proposal.

The East Side is among the city's largest, most populous and diverse districts. This project addresses the great need here for more quality affordable and safe housing opportunities for families. The development would provide an additional sixty rental units. I am pleased to offer my support to a project that will improve affordable housing opportunities and quality of life in the community.

I hope you will consider this project on East Seventh Street and Birmingham.

Sincerely,

Jim McDonough
Ramsey County Commissioner
District 6

Senator Foug Hawj
District 67
95 University Ave. W., Suite 3413
St. Paul, MN 55155
Phone: (651) 296-5285



Senate

State of Minnesota

June 26, 2018

Dr. Bruce Corrie,
Director, Planning and Economic Department, City of St. Paul
25 West 4th Street Suite 1300
Saint Paul, MN 55102

Dear Dr. Corrie,

I am very pleased to endorse and recommend Yia Michael Thao's affordable housing development project here on the East Side. Most organizations, including: St. Paul's Fair Housing Commission, Metropolitan Council, St. Paul Public Housing Agency, PED and many others who track affordable housing shortages in St. Paul estimate a need of 18,000 additional units by 2030.

St. Paul has an exceptionally high percentage of renter occupancy, nearing 50% according to Federal Housing and Development and U.S. Census data. While I do support efforts to reclaim and convert existing vacant properties, it is clear that most of these properties will not meet the city's housing standards and cost too much for low income renters to purchase and remodel in order to meet those standards. This is especially true here on the East Side.

Yia Michael Thao's housing development is a 1.34-acre lot at 7th St. and Birmingham St. The development plans for 60 units; (15) 3 bedrooms, (30) 2 bedrooms, and (15) 1 bedrooms. Mr. Thao is also interested in incorporating a social service component into the complex of the development and a safe green space where families can gather.

Fair and affordable housing is a quality of life issue and should not be considered a luxury. The current vacancy rate of such housing does not come close to being adequate. This new construction development will add to the mix of strategies to meet the demand for fair and affordable housing in the future.

I have known Yia Michael for many years and have worked side by side with him on many projects benefitting the East Side. He is a respected community leader, a person of character, compassion, and integrity. His business has contributed to the current progress of the East Side where he is dedicated to its betterment. I have no doubt his development will make the East Side a better place for many families.

Please support Mr. Thao's application for the 9% Affordable Housing Tax Credit and advise him on strategic steps to assure the success of this needed affordable housing development. Please advise me as to what steps I can make to further this project. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Foug Hawj', with a stylized flourish at the end.

Senator Foug Hawj

MN Senate District 67
Committee Assignments: Agriculture, Rural Development and
Housing Policy, Capital Investment, Environment & Natural
Resources Finance, and Veterans and Military Affairs Finance & Policy



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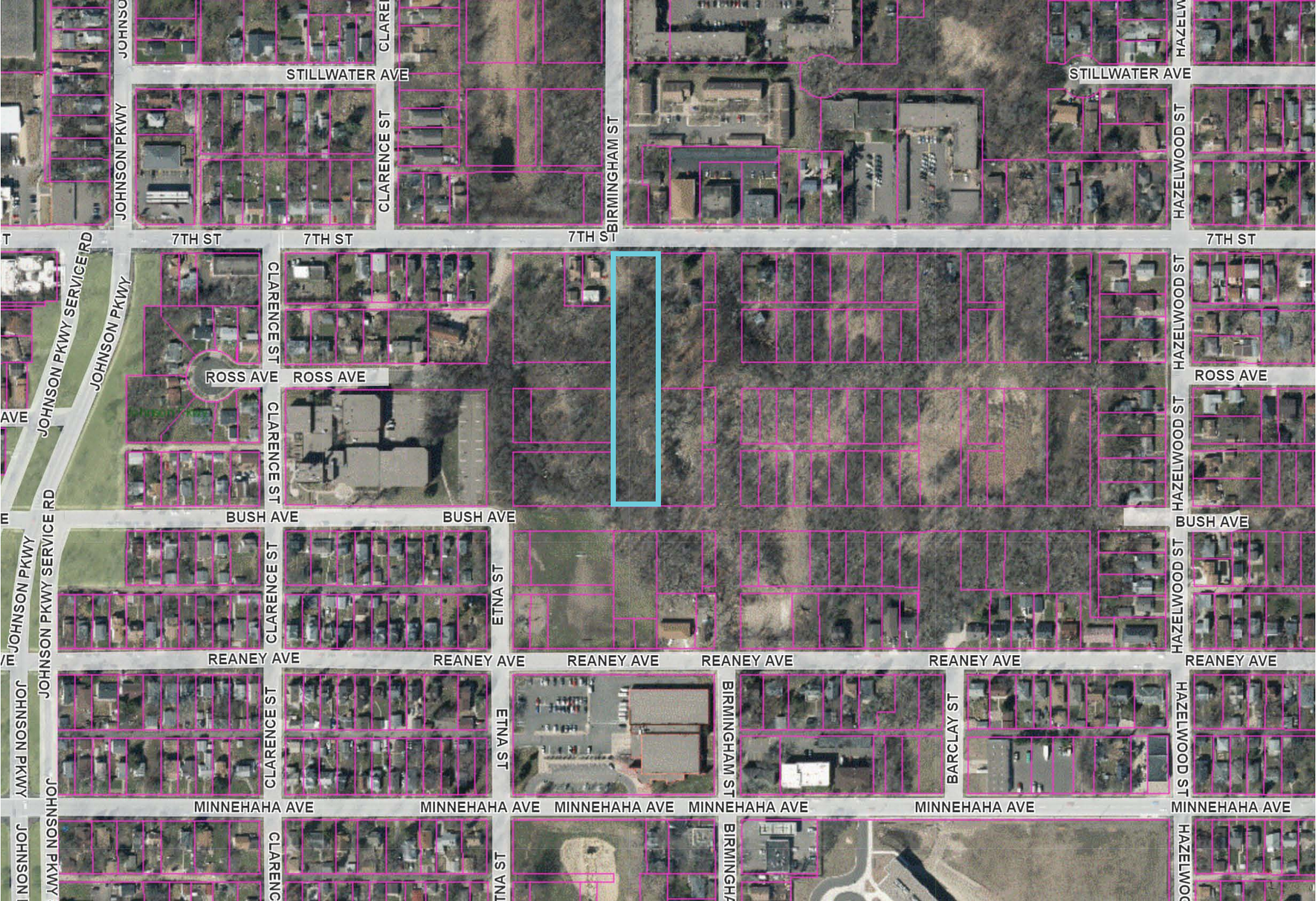


Zoning Case #s 20-046-724 (Rezoning) and 20-046-757 (Variances)

1428 7th St E

The Parkway

Aerial Context

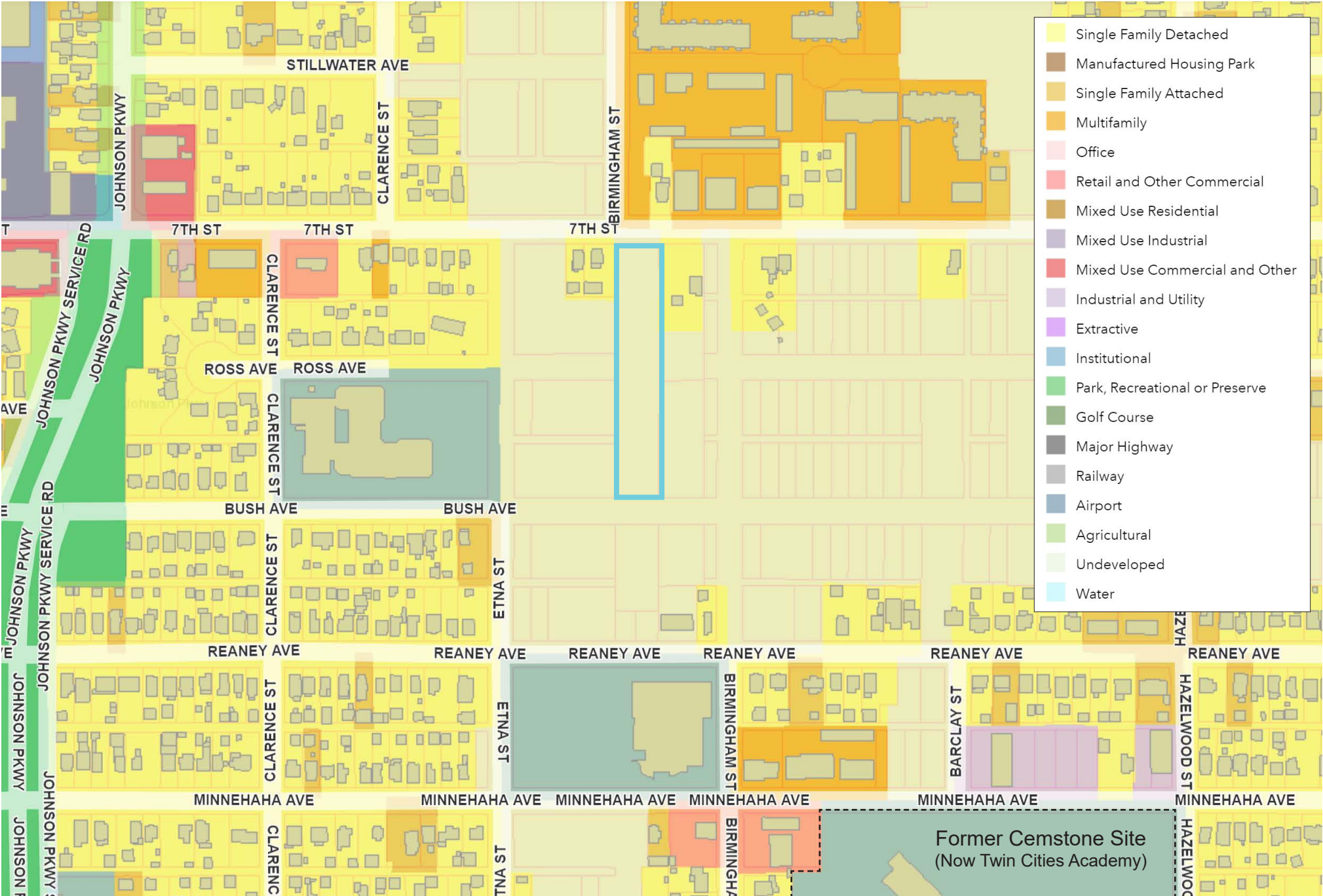


Zoning Case #s 20-046-724 (Rezoning) and 20-046-757 (Variances)

1428 7th St E

The Parkway

Land Use Context

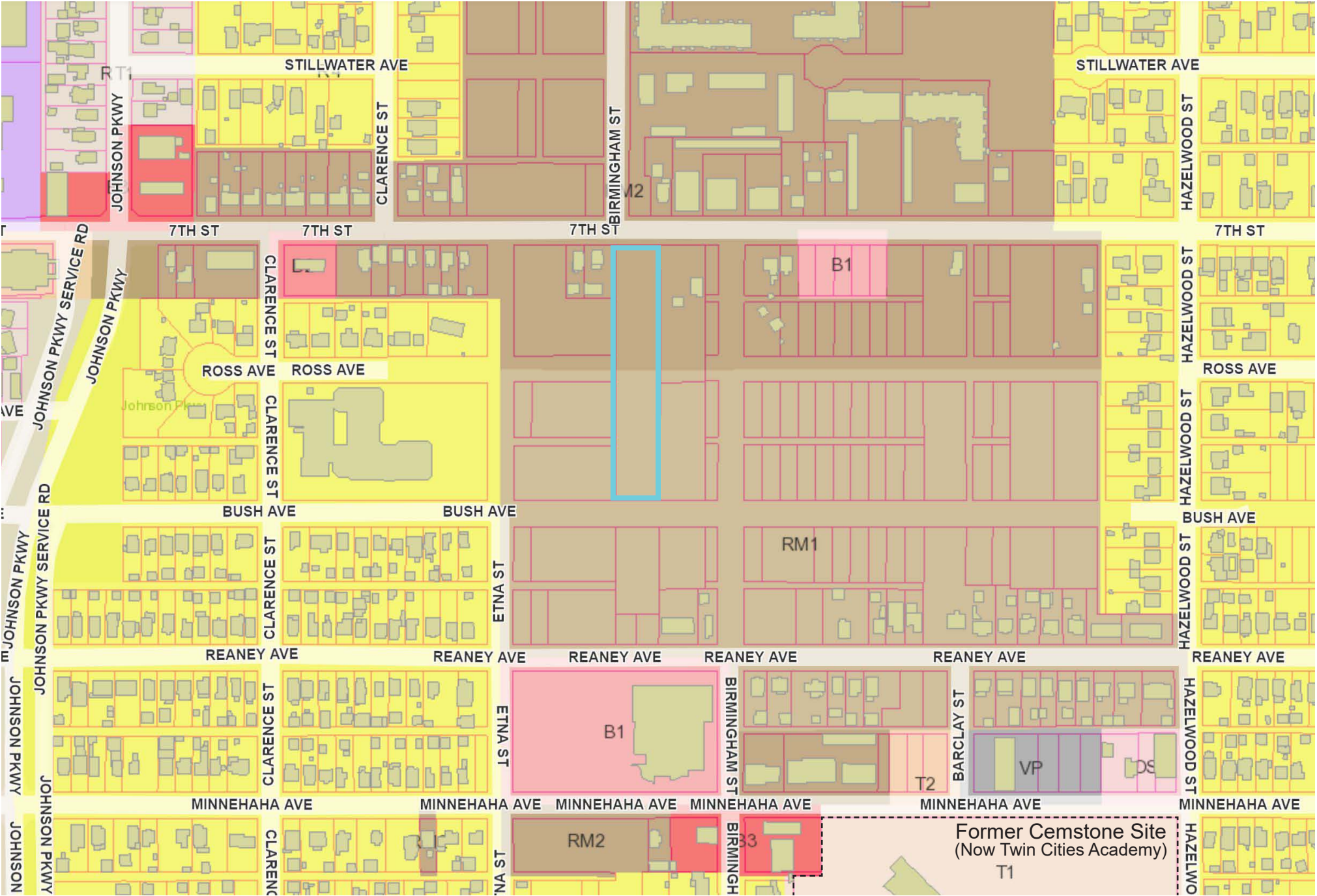


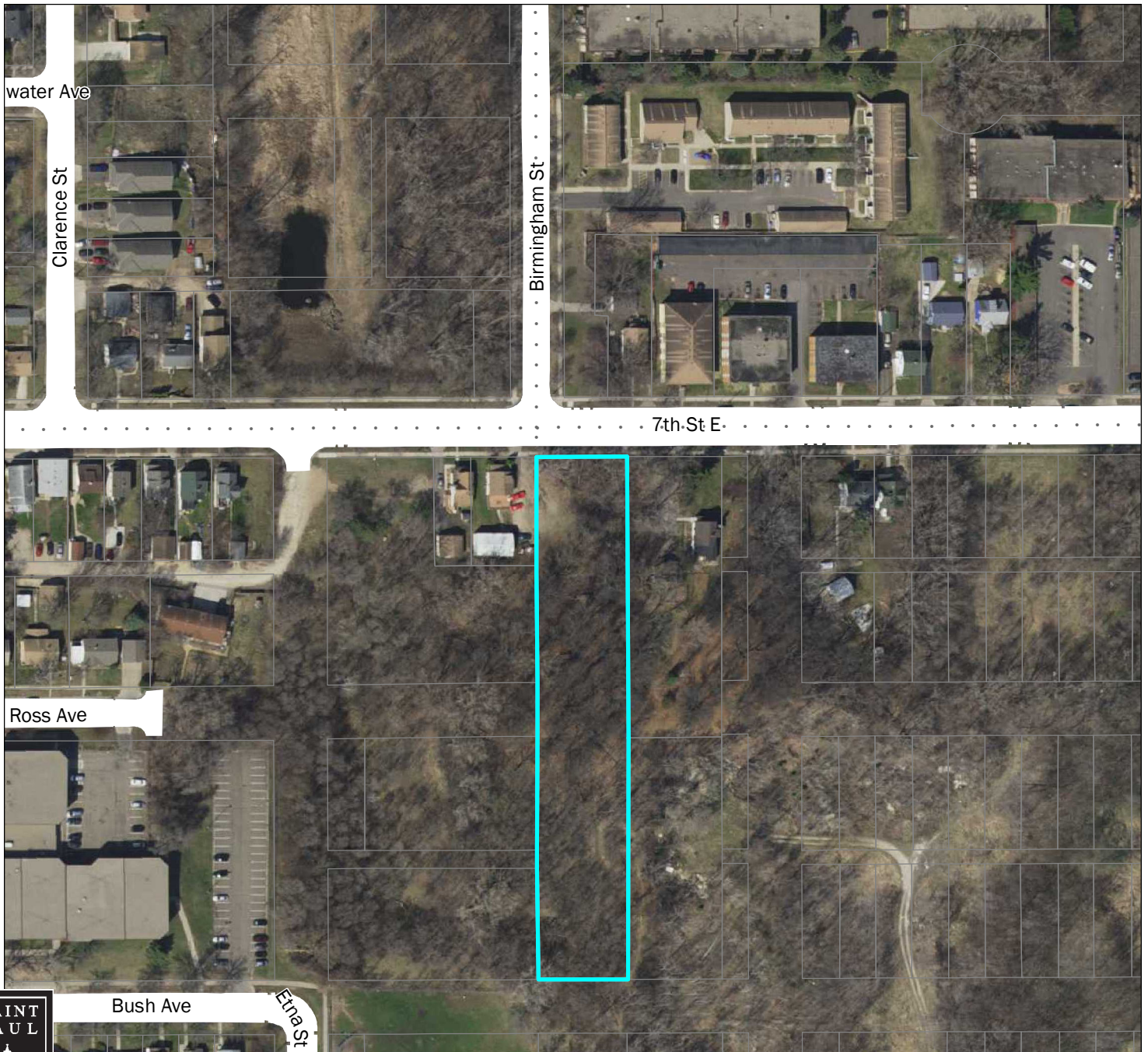
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1428 7th St E

The Parkway

Zoning Context



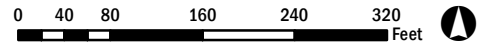


FILE #20-046-742 Aerial map
Applic. Houa Vang & M C Thao

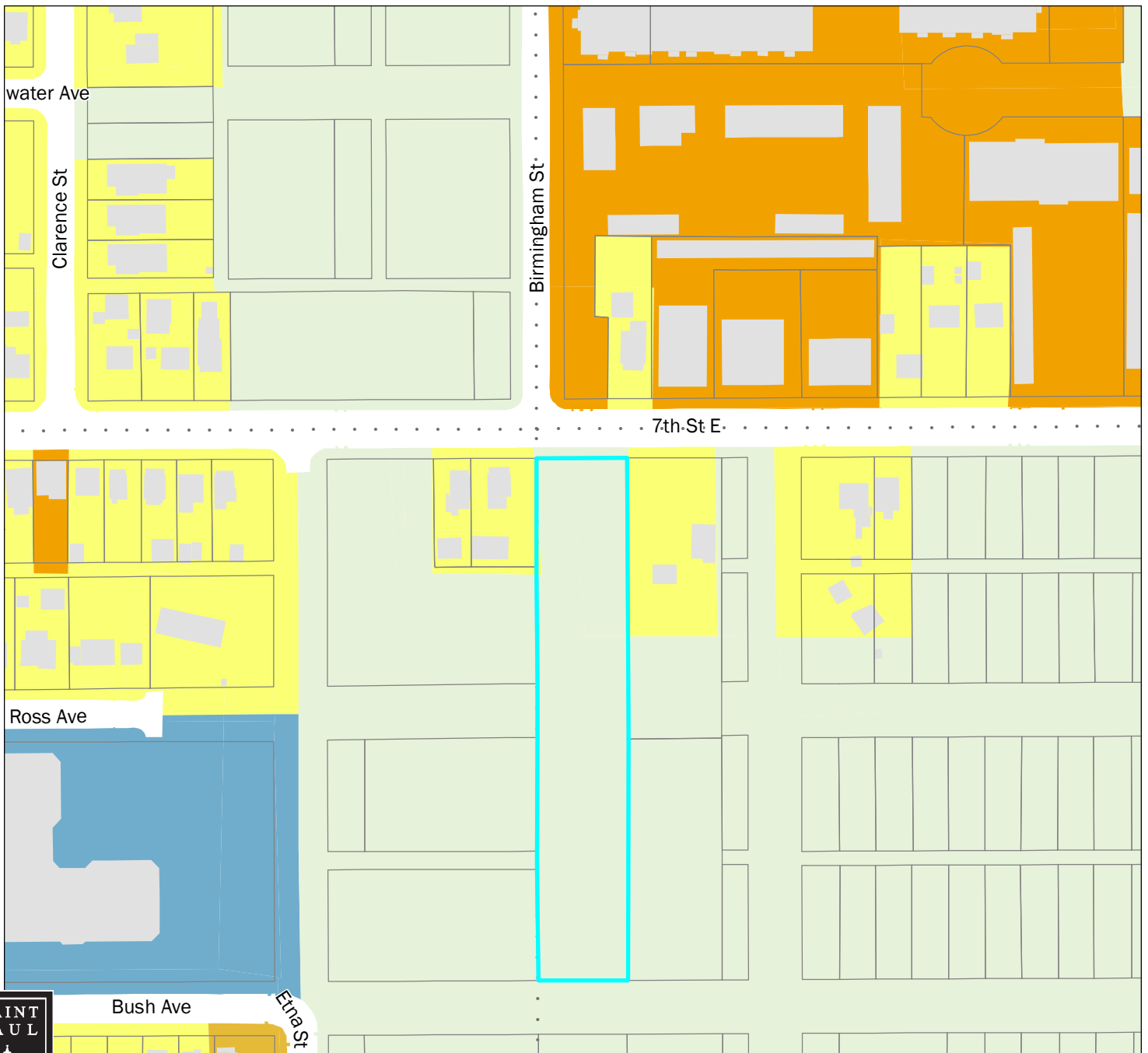
Application Type: **Rezone**
 Application Date: June 24, 2020
 Planning District: 2

Subject Parcel(s) Outlined in Blue

ParcelPoly on

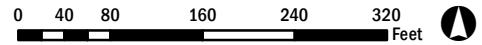


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FILE #20-046-742 Existing land use
Applic. Houa Vang & M C Thao

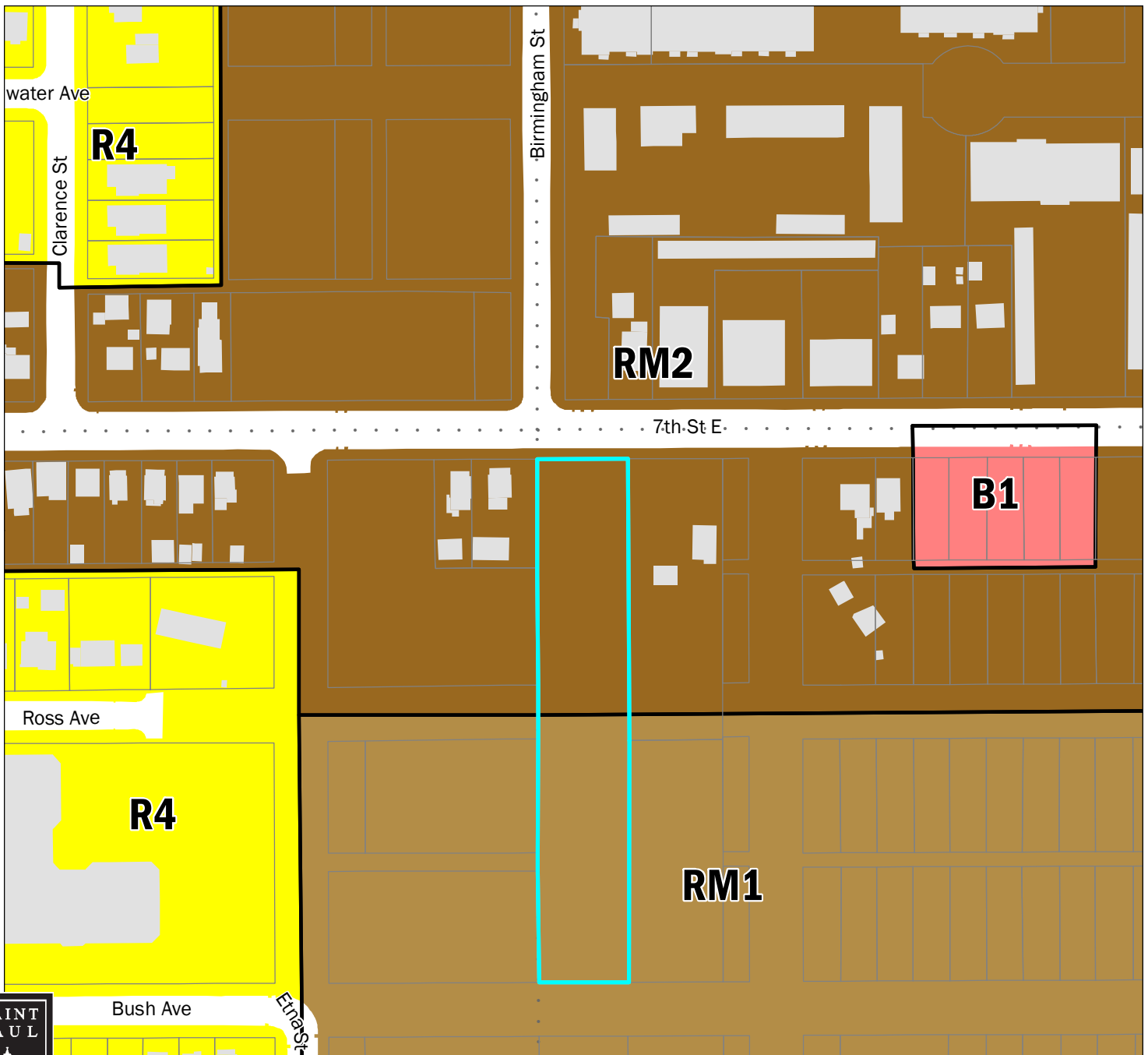
Application Type: **Rezone**
 Application Date: June 24, 2020
 Planning District: 2



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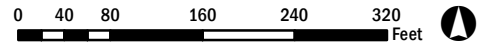
Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| ParcelPoly 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 #20-046-742 Zoning map
Applic. Houa Vang & M C Thao

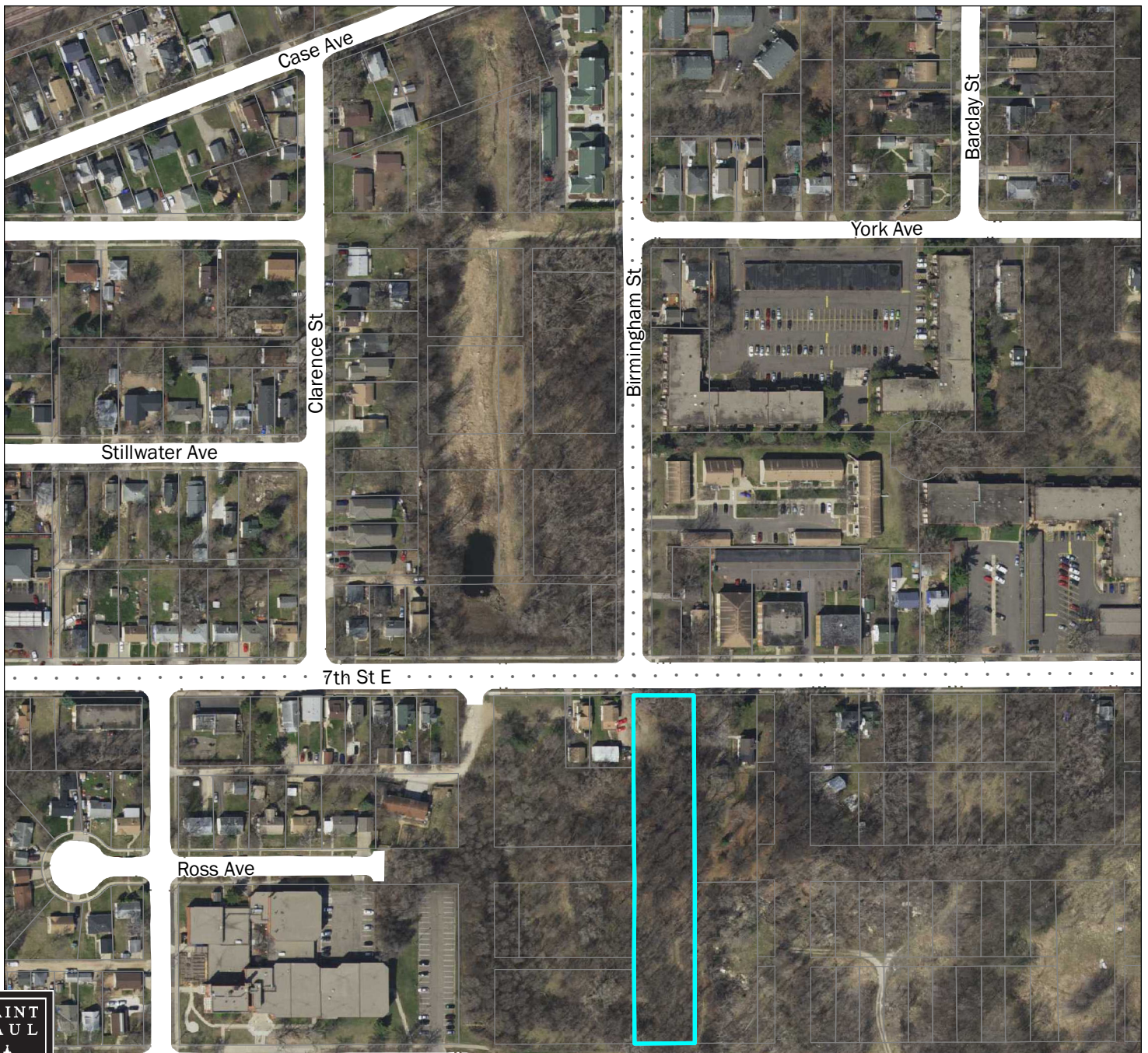
Application Type: **Rezone**
 Application Date: June 24, 2020
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Subject Parcel(s) Outlined in Blue

- | | | | |
|-------------------------|-----------------------------------|-----------------------------|------------------------------|
| 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 | |

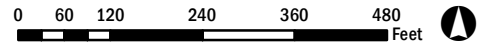


FILE #20-046-757 Aerial map
Application by Yia Thao

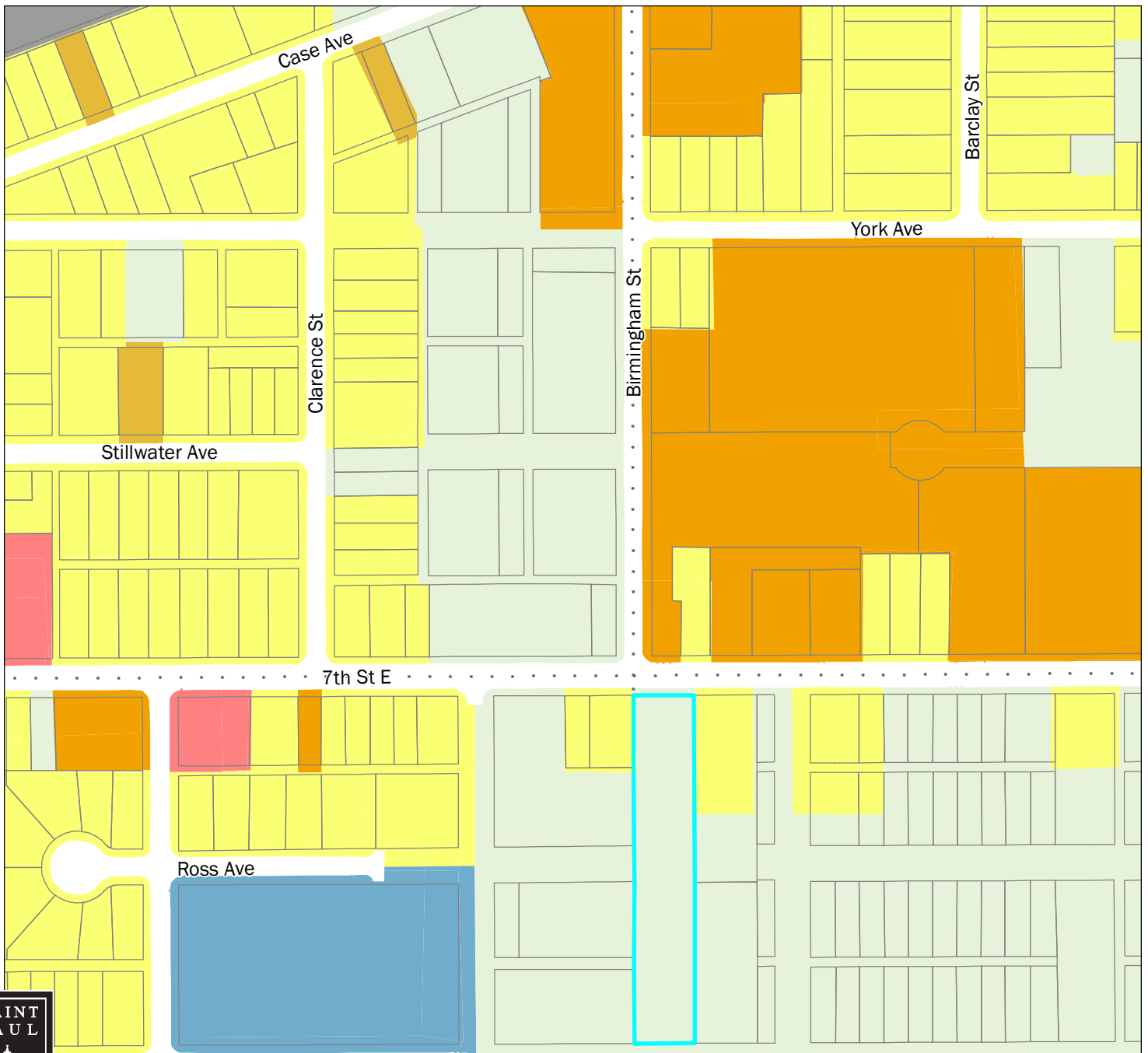
Application Type: **PC-Variance**
 Application Date: June 24, 2020
 Planning District: 2

Subject Parcel(s) Outlined in Blue

ParcelPoly on

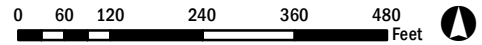


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FILE #20-046-757 Existing land use
Application by Yia Thao

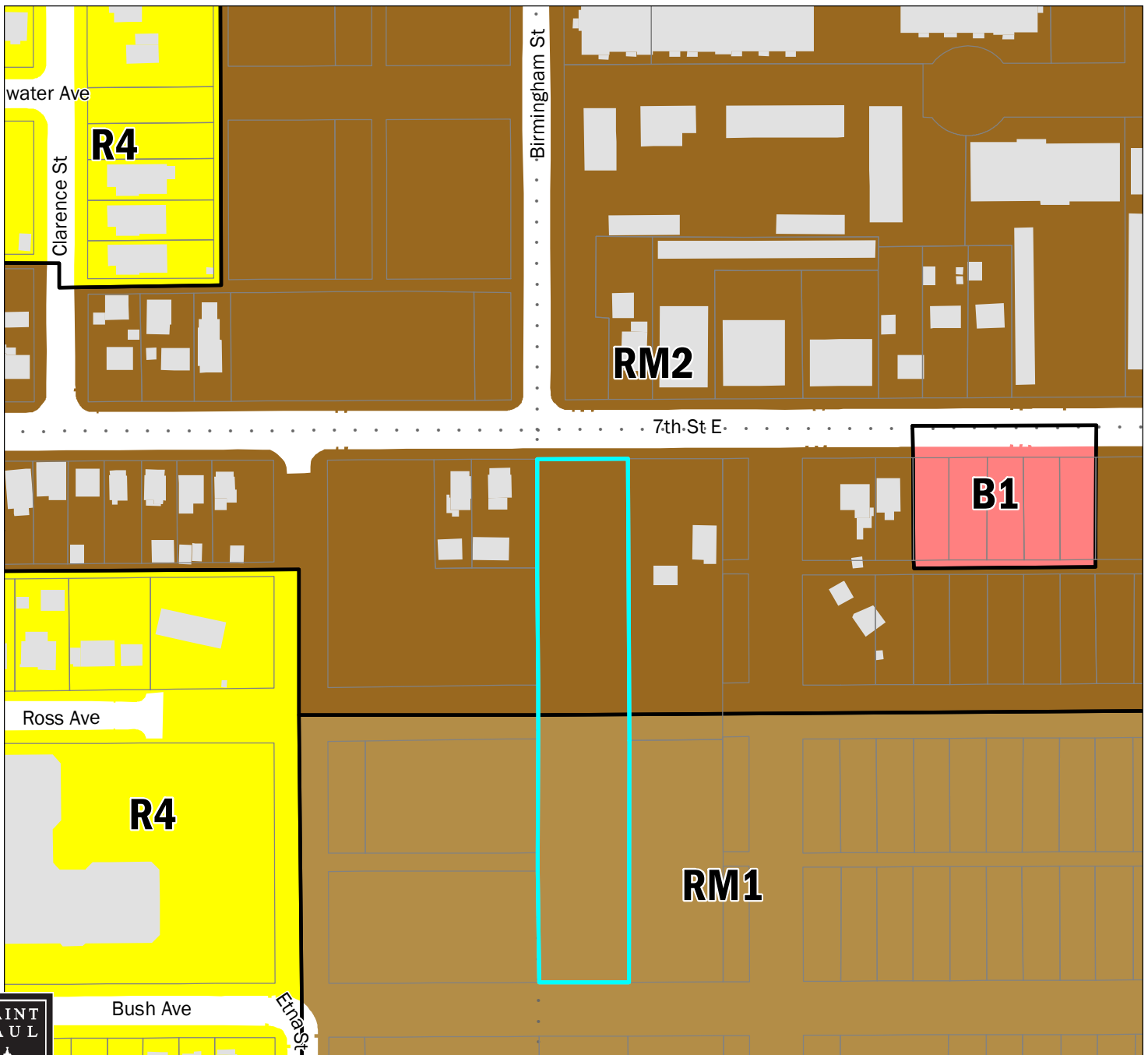
Application Type: PC-Variance
 Application Date: June 24, 2020
 Planning District: 2



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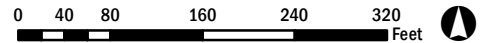
Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| ParcelPoly 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 #20-046-757 Zoning map
Application by Yia Thao

Application Type: PC-Variance
 Application Date: June 24, 2020
 Planning District: 2



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Subject Parcel(s) Outlined in Blue

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