

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Ebisso Uka **FILE #** 20-073-203
  2. **APPLICANT:** Ebisso Uka **HEARING DATE:** October 8, 2020
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 1033 Thomas Avenue, NE corner at Oxford Street
  5. **PIN & LEGAL DESCRIPTION:** 35.29.23.22.0188, see file for legal description.
  6. **PLANNING DISTRICT:** 7 **PRESENT ZONING:** B3
  7. **ZONING CODE REFERENCE:** §§ 65.705, 61.501, 61.502
  8. **STAFF REPORT DATE:** September 30, 2020 **BY:** Tony Johnson
  9. **DATE RECEIVED:** September 10, 2020 **60-DAY DEADLINE FOR ACTION:** November 9, 2020
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- A. **PURPOSE:** Conditional use permit for auto repair with modification of a ten-foot landscaped buffer requirement.
- B. **PARCEL SIZE:** 27,442 sq. ft.; 255 ft. frontage on Thomas & 78.58 ft. frontage on Oxford
- C. **EXISTING LAND USE:** Passenger van transportation company
- D. **SURROUNDING LAND USE:**  
North: Multifamily Residential (RM2)  
East: One-Family Residential (RM2)  
South: One- & Two-Family Residential (RM2)  
West: Mixed Use Residential and Commercial (B3)
- E. **ZONING CODE CITATION:** § 65.705 lists the standards and conditions for auto repair stations. § 61.501 lists general conditions that must be met by all conditional uses. § 61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 17 off-street parking spaces and there are 23 accessory parking spaces on site. There are two structures on the site, a one-story brick building where the applicant is proposing to establish the auto repair business and an attached large storage shed that was used to store the fleet of vehicles for the van transportation company. The applicant is only proposing to use the 3 existing auto repair bays in the one-story brick building, and as such, only the square footage of that building and the 3 service bays were used to calculate the minimum parking requirement.
- G. **HISTORY/DISCUSSION:** The main brick structure at the subject property was originally constructed as creamery in 1919. When the first zoning code was enacted in 1922, the portion of the property with the one-story brick structure was zoned light industrial and the portion of the property with the accessory storage shed was zoned commercial. When a new zoning code was adopted in 1975, both parcels of the subject property were rezoned to B3. Prior to the property being purchased by the applicant it was a sign business, a permitted use in the B3 zoning district under the general use category *limited production and processing*. In August of 2016 the property was purchased by Rift Valley Transportation and has been home to the business since that time. In October 2016 the property was inspected for a Certificate of Occupancy, at which time the question of whether this use is permitted in the B3 zoning district was raised. The zoning administrator determined that a determination of similar use was necessary for the use to continue. On March 24, 2017, the determination of similar use was granted by the planning commission and the van transportation business, rift valley transportation, has been operating at this location since that time. Rift Valley Transportation has now outgrown the site and the applicant has purchased a new building for his businesses. The applicant is now seeking to establish an auto repair use at the subject property, while the subject property is being listed for sale.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 7 at the time of this staff report.

I. **FINDINGS:**

1. The subject property is currently a van transportation company, Rift Valley Transportation. Auto-repair of the fleet vehicles was previously approved as part of a determination of similar use approval when the use was established. The van transportation company has outgrown the site. The applicant wishes to continue auto repair for the general public at the subject location, necessitating this application for a conditional use permit.
2. Zoning Code § 65.705 lists the following standards and conditions for auto repair stations.
  - (a) The minimum lot area shall be fifteen thousand (15,000) square feet. This condition is met. The lot area is 27,442 sq. ft.
  - (b) A ten-foot landscaped buffer with screen planting and an obscuring fence shall be required along any property line adjoining an existing residence or adjoining land zoned residential. The applicant is requesting a modification of this standard as detailed in Finding 4 below.
  - (c) All repair work shall be done within an enclosed building. This condition is met. Outdoor space for auto repair is not proposed.
  - (d) There shall be no outside storage. This condition is met. Outdoor storage is not proposed.
  - (e) In the IT transitional industrial district this use shall be limited to parcels within one-quarter (¼) mile of University Avenue, and all vehicles awaiting repair or pick up shall be stored on the site within enclosed buildings or defined parking spaces in compliance with section 63.301. This condition is met. The site is zoned B3.
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 located in an area defined by the 2030 comprehensive plan as an established neighborhood and it is in an area defined by the 2040 comprehensive plan as an urban neighborhood. Although these comprehensive plan land use designations are primarily residential in nature, neighborhood serving commercial uses are appropriate in both the 2030 and 2040 general land use designations. Policy LU-36 of the 2040 comprehensive plan calls for promoting neighborhood serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* There are two curb cuts providing vehicular ingress and egress from the site; one curb-cut and service door accesses the service bays for the proposed auto-repair bays and one curb-cut provides ingress and egress for an accessory parking lot. The ingress and egress is adequate to serve the proposed auto repair use.
  - (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.* Auto repair is a component of the existing van transportation use. The continuation of just the auto-repair component will not be detrimental to the existing character of development in the immediate neighborhood 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 establishment of an auto-repair business in an existing structure will not impede the normal or 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 provided the modification of the landscaped buffer requirement is granted.*

4. The planning commission may approve modification of special conditions when specific criteria in § 61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property. This finding is met.* There is an existing landscape buffer and obscuring fence around the accessory parking lot, which was constructed when Rift Valley Transportation was originally established at the site. In addition to this existing buffer, the accessory parking lot is also buffered by an alleyway between the parking lot and the adjacent residential uses. The existing structures have a legally nonconforming zero-foot setback on the northern property line adjoining multiple family residential uses, and it would not be possible to meet the 10' foot landscape buffer requirement, without removing a portion of the buildings. The existing buildings are fixed a site constraint, and the strict application of this provision in the code would result in an undue hardship for the applicant.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a 3 bay auto repair business in the one-story brick building at 1033 Thomas Avenue, with modification of the ten-foot landscaped buffer requirement, subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



# CONDITIONAL USE PERMIT APPLICATION

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

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

### APPLICANT

Name	<u>Ebisso Uka</u> <small>(must have ownership or leasehold interest in the property, contingent included)</small>						
Address	<u>86 Rapp Farm Place</u>	City	<u>St. Paul</u>	State	<u>MN</u>	Zip	<u>55127</u>
Email	<u>euka@rvtusinc.com</u>		Phone	<u>651-338-4673</u>			
Name of Owner (if different)	_____			Email	_____		
Contact Person (if different)	_____			Email	_____		
Address	_____	City	_____	State	_____	Zip	_____

### PROPERTY INFO

Address/Location	<u>1033 Thomas Ave St Paul MN 55104</u>		
PIN(s) & Legal Description	<u>352923 220186 and 352923220074</u> <small>(attach additional sheet if necessary)</small>		
Lot Area	_____	Current Zoning	_____

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) Sec. 65.705 (b) for the following use or purpose:  
Auto Repair and Maintenances

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions for the use. If you are requesting modification of any standards or conditions for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Zoning Code § 61.502. Attach additional sheets if necessary.

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 9/9/20



## **Business Operation Executive Summary**

Rift Valley Transportation, Inc. is a privately owned and operated transportation company located in St, Paul, Minnesota. It was established in December 2005 and started its operation with one Van and one driver with a vision to be one of the best transportation providers in the Twin Cities Metro Area. Currently, the company is working with several Minnesota School Districts, non-profit social service agencies and other privately owned companies. While the company is providing repairs and maintenances to its fleet, the need for additional services arose from company drivers and also surrounding community.

In addition to the service it provides to student transportation, the company is planning to open Public Auto Repairs and Maintenance services to serve its drivers and the surrounding community and in the mean time, to generate income for the sustainability of the business.

This business plan is prepared for the purpose of giving necessary information regarding the condition and improvement done to this property and requesting to convert the auto repair works initially approved and licensed for company vehicles to general auto repair shop for public is to generate income for the company and to serve the company drivers and surrounding community. On the other hand, to request the city, modification to current licensing conditions to commercial auto repair shop.

### **A) Importance of Auto Repair**

Since the recently purchased building at 45 Empire Drive Saint Paul, MN 55103 has sufficient spaces to store company vehicles as well as repair works, its intended to help company generate income especially during this COVID 19 time when nearly 100 percent students going to be distance learning when our business entirely dependent on students transportation. And also, the auto repair shop is expected to provide services to the company drivers and the surrounding community.



The property has three divisions, **Bricks building, part of auto repair shop, Open Vehicles storage and parking lot on the east side.**

### **1. The Office Building**

The Office building has 2 parts. The bricks building on south side and auto repair shop on North side. The auto repair shop has been equipped with **Trench drain, flammable waste trap and air makeup**

### **2. The Metal building on East side**

The metal building is on east side connected to both bricks building and auto repair shop. All necessary improvements done including **Trench drain, flammable waste trap, and Air Make-up system.** Its approved and licensed to store vehicles inside

### **3. East side Fenced lot**

Outside of the building has a fenced parking lot that can accommodate about 23 vehicles. This parking lot is intended for employees and customers parking use.

## **B) Improvement done to the property**

The improvement done to this property is **Trench drain, flammable waste trap, Air Make-up system** and all **electrical** systems, **plumbing, heating and cooling** units and all other mechanical systems are done and operational.

## **C) Job Opportunity**

Opening this shop will create job opportunity for about 3-5 employees

DRAFTING SYMBOLS	
SYMBOL	DESCRIPTION
	NORTH ARROW
	MANAGERS OFFICE
	ROOM NAME
	ROOM NUMBER
	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE BUBBLE
	ELEVATION REFERENCE
	EXIST. ELEVATION REFERENCE
	PARTITION TYPE REFERENCE
	KEYNOTE REFERENCE
	WINDOW TYPE REFERENCE
	REVISION REFERENCE

NEW WALLS TO BE WOOD STUD # 16" O.C. TYP. WITH 5/8" GYP. BD. BATT INSUL. WHERE REQ'D. SOLID HATCHED WALLS INDICATED EXISTING WALLS TO REMAIN

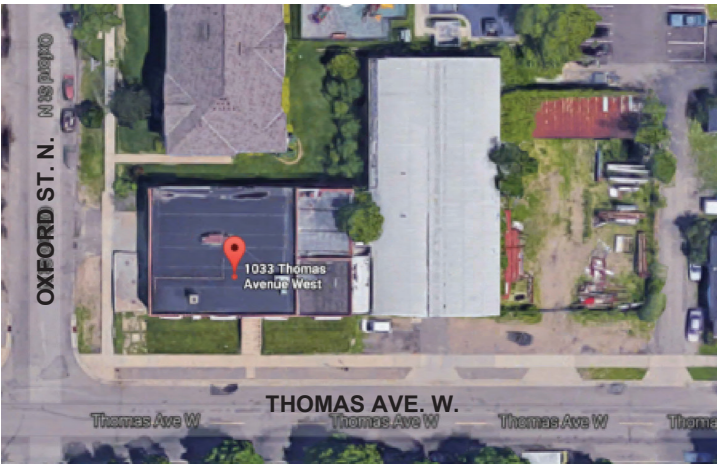
DESIGN/BUILD:  
ELECTRICAL, HVAC, PLUMBING, FIRE SUPPRESSION AND EMERGENCY NOTIFICATION DESIGN, SPECIFICATION AND REQUIRED DOCUMENTS ARE TO BE PREPARED UNDER A DESIGN/BUILD AGREEMENT WITH THE OWNER'S GENERAL CONTRACTOR AND ITS CONTRACTOR FOR THAT DISCIPLINE.

SHEET NO.	ARCHITECTURAL
ARCHITECTURAL	
T1	PROJECT INDEX, TITLE SHEET
	TOPOGRAPHIC SURVEY
C2.0	ARCHITECTURAL SITE PLAN AND DETAILS
A1	BASEMENT AND FIRST FLOOR PLANS
A2	EXISTING EXTERIOR ELEVATIONS

# COMMERCIAL AUTO REPAIR SHOP/OFFICE

1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

CODES AND REGULATIONS		
2015 MINNESOTA STATE BUILDING CODE 1341 MN ACCESSIBILITY CODE		
SITE DATA: CLASS: B-3 27,225 SQUARE FEET OR .625 ACRES		
CODE ITEM REFERENCE	CODE REQUIREMENT	ACTUAL BUILDING DESIGN
OCCUPANCY CHAPTER 3	GROUP: B BUSINESS SECTION 304.1	GROUP: B BUSINESS SECTION 304.1
		* OFFICE SPACE
		* TRAINING/CONFERENCE
	GROUP: S-1 MODERATE HAZARD STORAGE SECTION 311.2	GROUP: S-1 MODERATE HAZARD STORAGE SECTION 311.2
GROUP: S-2 LOW HAZARD STORAGE SECTION 311.3	GROUP: S-2 LOW HAZARD STORAGE SECTION 311.3	* GARAGE STORAGE
CONSTRUCTION TYPE - SECTION 602.2	TYPE V-B NON-SPRINKLERED (NON-RATED)	TYPE V-B (NON-RATE) NON-SPRINKLERED
SEPARATED OCCUPANCIES SECTION 508.4	SEPARATED OCCUPANCIES GROUP B (MOST RESTRICTIVE) SECTION 508.3.2	SEPARATED OCCUPANCIES GROUP B (MOST RESTRICTIVE) SECTION 508.3.2
ALLOWABLE HEIGHT	40'-0"	BRICK BUILDING : 23'-6" METAL BUILDING : 23'-0" +/-
ALLOWABLE FLOOR AREA PER STORY TABLE 503	ALLOWABLE AREA ( $A_a$ ) MODIFICATION CAL. $A_a = [A_1 + (A_1 \cdot I_f)]$ $= [8,000 + (8,000 \cdot 0.32)]$ $= 9,000 \text{ SF.} + 2,680 \text{ SF.}$ $= 11,880 \text{ SF.}$ EQUATION 5-2 $I_f = [F/P - 0.25] W/30$ $= [346/607 - 0.25] 30/30$ $= [0.57 - 0.25] 1$ $I_f = 0.32 \text{ OR } 32\% \text{ INCREASE}$	BRICK BUILDING: 5,760 SF. METAL BUILDING: 7,628 SF. TOTAL : 13,388 SF.  SEE SHEET A1 FOR OCCUPANCY LOAD CALCULATION
NON-SEPARATED OCCUPANCIES: SECTION 508.3.3	S-1 TO B : 2-HR. S-2 TO B : 2-HR. S-1 TO S-2 : 0-HR.	
EXIT TRAVEL DISTANCE	S-1: 200'-0" S-2: 200'-0" B: 200'-0"	
SECTION 706.4 FIRE WALLS	TABLE 706.4 FIRE WALLS FIRE-RESISTANCE RATINGS, TYPE V CONSTRUCTION	MOST RESTRICTIVE GROUP: B PROVIDED: 2 HOUR FIRE WALL
SECTION 2901	TABLE 2902.1	PROVIDED 2 MEN AND WOMEN TOILET AND ONE UNISEX TOILET
2015 MN ACCESSIBILITY CODE SECTION 1113.11	CHANGE OF OCCUPANCY TO ENTIRE BUILDING TO THE MAX. EXTEND TECHNICALLY FEASIBLE	IT IS TECHNICALLY INFEASIBLE TO COMPLY WITH NEW CONSTRUCTION CRITERIA FOR A CHANGE OF OCCUPANCY * PROVIDED ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONE, SIGNAGE, ACCESSIBLE ROUTE CONNECTING ACCESSIBLE PARKING TO ENTRANCE AND ACCESSIBLE MEN AND WOMEN TOILETS



1 AERIAL MAP  
NOT TO SCALE



COMMERCIAL AUTO REPAIR SHOP/OFFICE

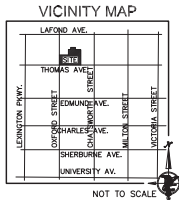
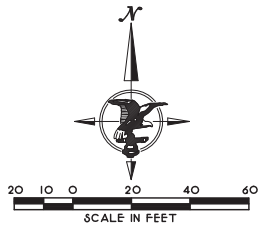
1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

REVISIONS

SHEET TITLE  
CODE ANALYSIS, AERIAL MAP,  
AREA FIRE SEPARATION  
FLOOR PLANS, AND DRAFTING  
SYMBOLS

DRAWN BY: DATE:  
Hung Ly 09-04, 2020

SHEET NO.  
**T1**



**LEGEND**

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Telephone Manhole
- Telephone Box
- Water Manhole
- Window Well
- Sanitary Manhole
- Storm Manhole

**GENERAL NOTES:**

1. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO MSA 216D CONTACT DOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27123C0085S, effective date June 4, 2010.
4. Site area = 27224 square feet = 0.625 acres.
5. There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap.
6. All field measurements matched recorded dimensions with the precision requirements of ALTA/ACSM specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
8. There is no observable evidence of easements in the field or record.
9. The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.
10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
11. There is no observable evidence of recent street or sidewalk construction or repairs.
12. There is no visible above ground evidence of the site being used as a solid waste dump, ramp or sanitary landfill.
13. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date and time of recording and bearing file number 736219 PROFORMA.
14. There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
15. There are no visible markings denoting wetlands as delineated by appropriate authorities.
16. The "Property" as described is internally contiguous and contains no gaps or gores.

**LEGAL DESCRIPTION**

Parcel A1 (Certificate of Title No. 371708):  
 Lot 8, D.W. Moore's Addition  
 Lot 9, D.W. Moore's Addition, except the East 25 feet.

Parcel A2 (Abstract property):  
 That part of Lot B and of the vacated alley adjoining said Lot B in D.W. Moore's Addition that lies south and east of the following described line: Commencing at the southwest corner of said Lot B; thence North 89 degrees 58 minutes 30 seconds East on an assumed bearing along the south line of said Lot B, a distance of 114.24 feet to the point of beginning of the line to be described; thence North, parallel to the west line of said Lot B, a distance of 78.50 feet; thence South 89 degrees 40 minutes 42 seconds East a distance of 8.52 feet; thence North a distance of 62.43 feet to the north line of said vacated alley and there terminating; and

Lot 7, D.W. Moore's Addition, and that part of the south half of the alley adjoining said Lot 7 on the north in D.W. Moore's Addition, that was vacated by the City of Saint Paul by Council File No. 97220, recorded in the office of the Ramsey County Recorder in Book 48 of Plans, at page 15, as Doc. No. 860560; and

The south 1.25 feet of the west 24.05 feet of Lot 6, D.W. Moore's Addition, and the east 0.2 feet of the south 1.25 feet of Lot A, D.W. Moore's Addition, and that part of the north half of the alley adjoining said Lot 6 on the south in D.W. Moore's Addition, that was vacated by the City of Saint Paul by Council File No. 97220, recorded in the office of the Ramsey County Recorder in Book 48 of Plans, at page 15, as Doc. No. 860560.

Parcel B1:  
 Beginning at the southwest corner of Lot B of D.W. Moore's Addition; thence East on the south line 114.24 feet; thence North 78.58 feet; thence West 114.65 feet to a point on the west line 79.19 feet from the point of beginning; thence South to the point of beginning.

Parcel B2:  
 Non-exclusive easement for encroachment purposes as contained in the Encroachment Agreement, dated April 5, 2002, recorded May 8, 2002, in the office of the Ramsey County Recorder as Doc. No. 3498106.

**STATEMENT OF POTENTIAL ENCROACHMENTS:**

- Building extends over property line along the north property line as shown.

**LAND TITLE SURVEY**  
 ALTA/ACSM  
 for:  
**6TH STREET ACQUISITION CO., LLC**  
 SITE: 1025 & 1033 THOMAS AVE.  
 ST. PAUL, MINNESOTA

**CERTIFICATION:**

To SE 6th Acquisition Company, LLC, a Minnesota limited liability company and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(b), 7(b)(1), 8, 9, 10, 11(c), 12, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on July 7, 2015.  
 Date of Plot or Map: July 8, 2015

*H. E. Hoffert*  
 Thomas E. Hoffert, L.S., P.L.S.  
 Minn. Reg. No. 23677

Sheet No. **1 OF 1**  
 Book **644**  
 Page **8**  
 Date **2015098**  
 File No. **1-3-9151**  
 CAC Technology **ONI**

**HARRY S. JOHNSON CO., INC.**  
 LAND SURVEYORS & CONSULTANTS  
 BLOOMINGTON, MINNESOTA  
 PHONE: 952-884-5541 FAX: 952-884-5544

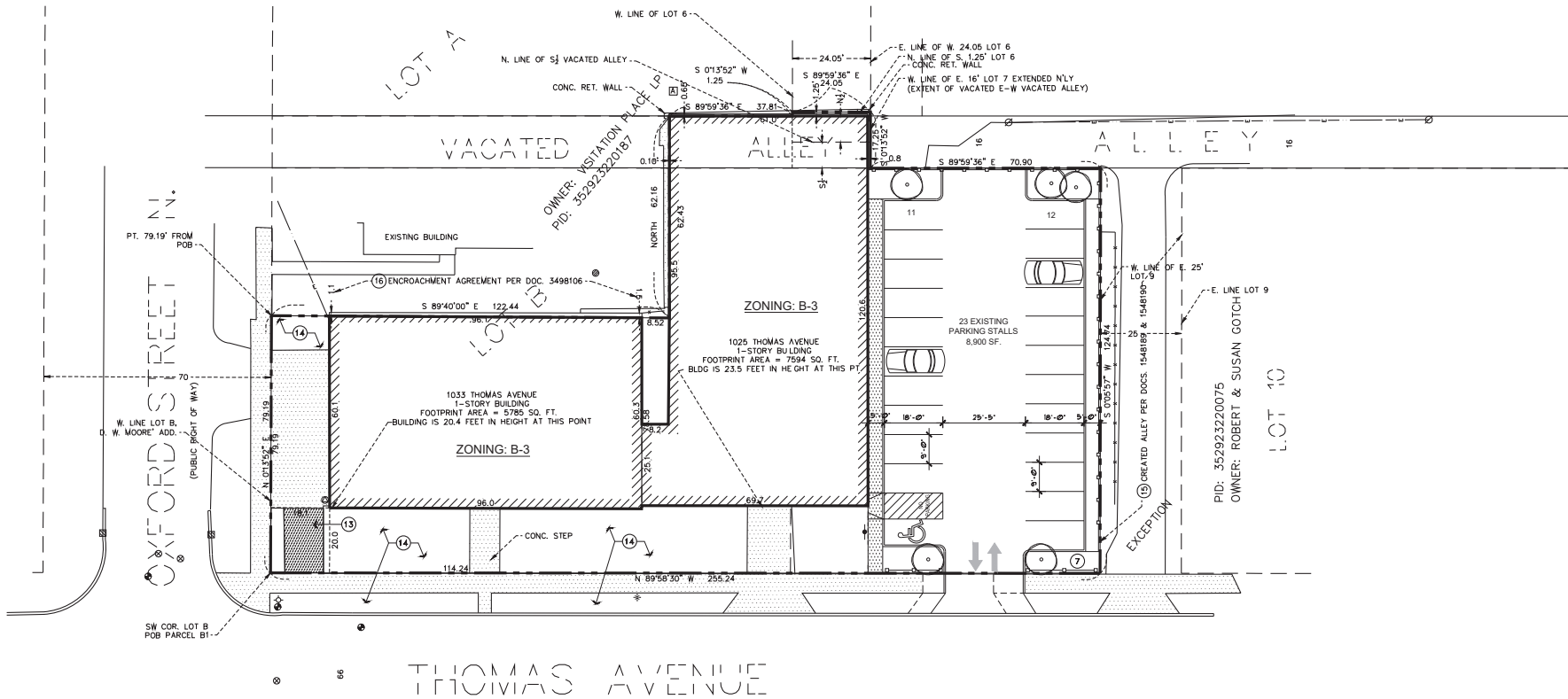
**NOTES CORRESPONDING TO SCHEDULE B:**

12. The following, which appears as a recital on the Certificate of Title for Parcel A1: Subject to a Reservation for the State of Minnesota of all minerals and mineral rights. (NON-SURVEY MATTER)
13. Easements for slopes, cuts, and fills, in connection with the grading of Oxford Street, as contained in Council File No. 38993, recorded June 15, 1922, in the office of the County Recorder in Book 21 of Plans, at page 33, as Doc. No. 611795. (EASEMENT FOR SLOPES, CUTS AND FILLS CANNOT BE GRAPHICALLY SHOWN FROM DOCUMENTS, GENERALLY THESE EASEMENTS ARE PREPARED AT TIME OF STREET CONSTRUCTION)
14. Easements for slopes, cuts, and fills, in connection with the grading of the alleys in D.W. Moore's Addition, as contained in the instrument recorded April 6, 1963, in the office of the Registrar of Titles as Doc. No. 454625, and in the instrument recorded April 8, 1963, in the office of the County Recorder in Book 63 of Plans, at page 15, as Doc. No. 1586621. (EASEMENT FOR SLOPES, CUTS AND FILLS CANNOT BE GRAPHICALLY SHOWN FROM DOCUMENTS, GENERALLY THESE EASEMENTS ARE PREPARED AT TIME OF STREET CONSTRUCTION)
15. Conditions contained in City of Saint Paul Council File Nos. 199184 and 203671, as contained in the instruments recorded October 19, 1981, in the office of the County Recorder as Doc. Nos. 1548189 and 1548190. (VACATES PART OF ALLEY IN PART LOTS 7 & 8 AND CREATES ALLEY IN PART OF LOT 9)
16. Terms and conditions of the Encroachment Agreement, dated April 5, 2002, recorded May 8, 2002, in the office of the County Recorder as Doc. No. 3498106. (ENCROACHMENT SHOWN ON SURVEY - HOWEVER COPY OF SURVEY NOT PROVIDED OR INCLUDED IN THE DOCUMENT)

**SURVEY PERFORMED BY:**

**HARRY S. JOHNSON CO. INC.**  
 LAND SURVEYORS & CONSULTANTS  
 9063 Lyndale Avenue South  
 Bloomington, Mn. 55420  
 (952) 884-5341  
 (952) 884-5344 Fax  
 Email: tom@hsjurveyors.com  
 Web: www.hsjurveyors.com





1 SITE PLAN  
SCALE: 1/16" = 1'-0"



**H Architects**  
Commercial | Retail | Mixed Use Residential | Restaurants  
2924 W. St. Germain St.  
St. Cloud, MN 56301  
320-237-7411; harchitects2000@gmail.com

I hereby certify that this is a true and correct copy of the original drawing as shown to me by the architect.  
Date: 09/04/2020  
Hung Ly  
Professional Seal

HUNG T. LY  
LICENSED ARCHITECT  
No. 50476  
STATE OF MINNESOTA

COMMERCIAL AUTO REPAIR SHOP/OFFICE  
1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

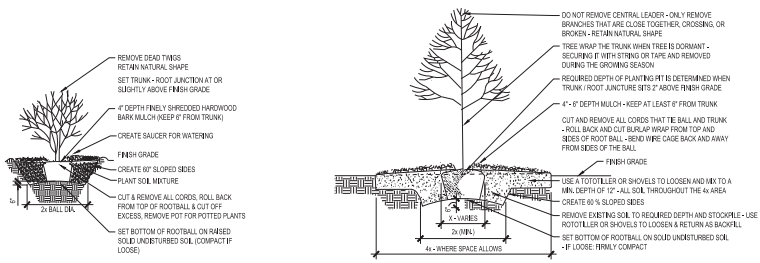
REVISIONS

SHEET TITLE  
EXISTING SITE PLAN

DRAWN BY: DATE:  
Hung Ly 09-04-2020

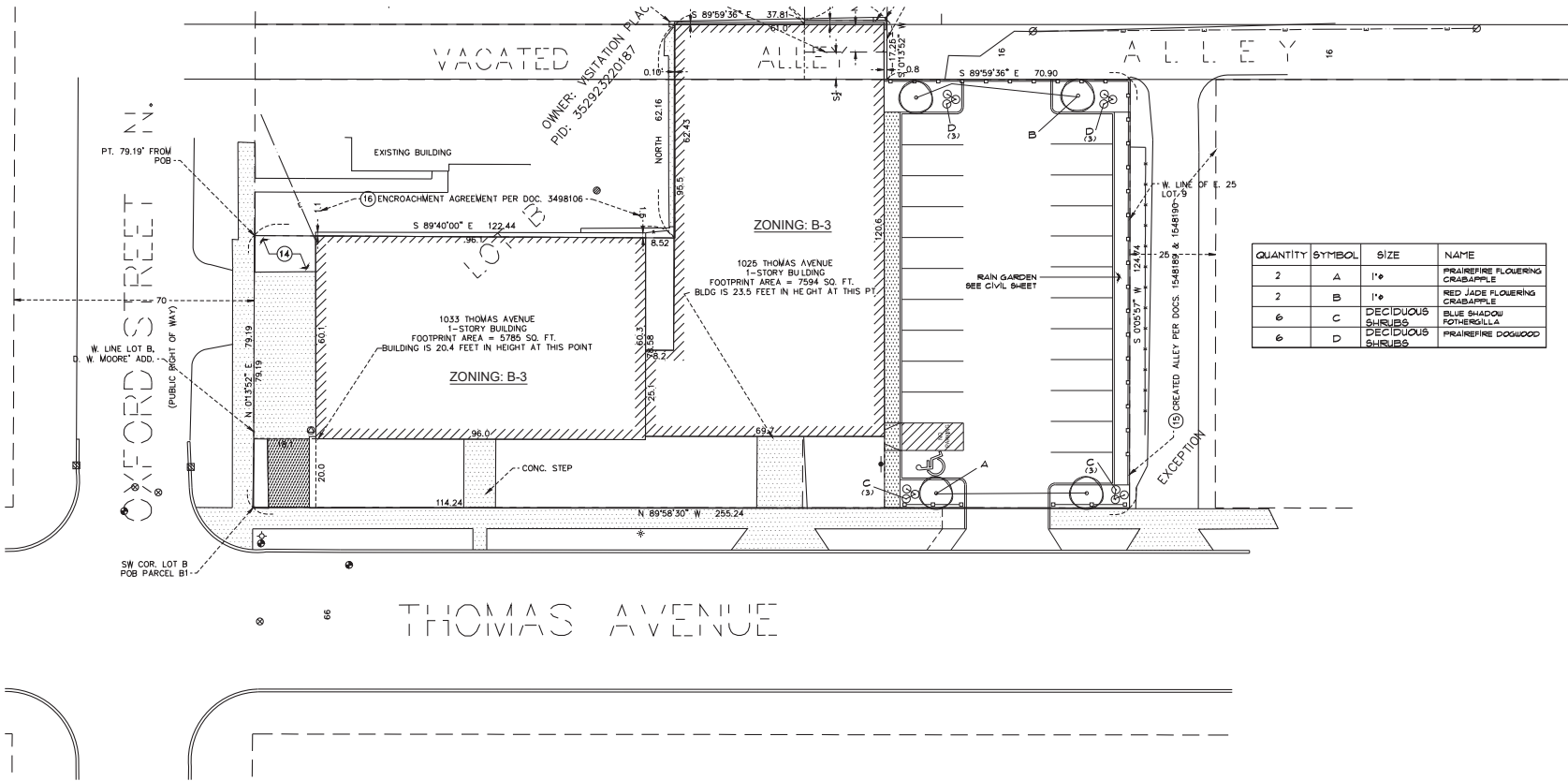
SHEET NO.  
C2.0

PROJECT NO.



2 TYPICAL SHRUB PLANTING  
SCALE: 1/2" = 1'-0"

3 TYPICAL DECIDUOUS TREE PLANTING  
SCALE: 1/2" = 1'-0"



QUANTITY	SYMBOL	SIZE	NAME
2	A	1"φ	PRAIRIFIRE FLOWERING CRABAPPLE
2	B	1"φ	RED JADE FLOWERING CRABAPPLE
6	C	SHRUBS	DECIDUOUS BLUE SHADOW FOTHERGILLA
6	D	SHRUBS	DECIDUOUS PRAIRIFIRE DOGWOOD

**H Architects**  
Commercial | Retail | Mixed Use Residential | Restaurants  
2924 W. St. Germain St.  
St. Cloud, MN 56301  
320-237-7411 Email: hungly@charter.net

100% Quality, That's Guaranteed!  
We're so confident in our work, we'll stand behind it with a 5-year warranty.  
Create the look you want, with the quality you deserve.  
Hung Ly  
Landscape Architect

HUNG LY, L.L.C.  
LICENSED ARCHITECT  
No. 50476  
STATE OF MINNESOTA

2017 REMODELING EXISTING ONE STORY BUILDING INTO OFFICE/AUTO REPAIR SHOP  
1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

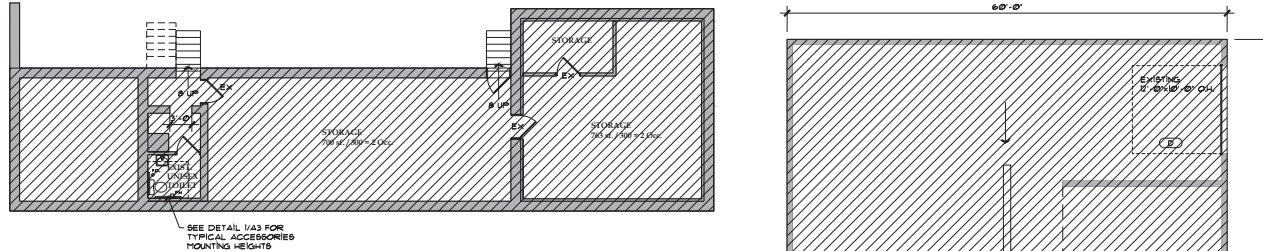
REVISIONS

SHEET TITLE  
LANDSCAPED PLAN AND DETAILS

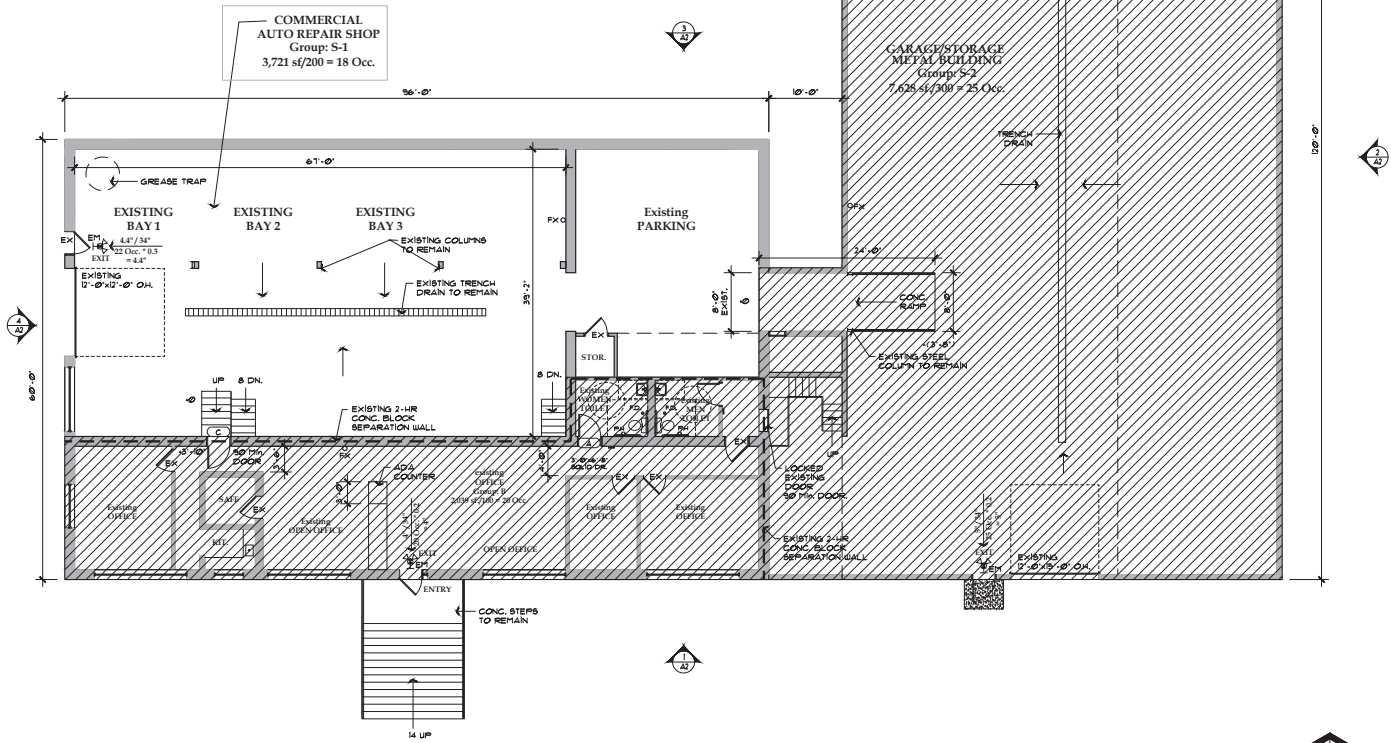
DRAWN BY: DATE:  
Hung Ly 04-04-2017

SHEET NO.  
**L1**





2 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**COMMERCIAL AUTO REPAIR SHOP/OFFICE**

1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

REVISIONS

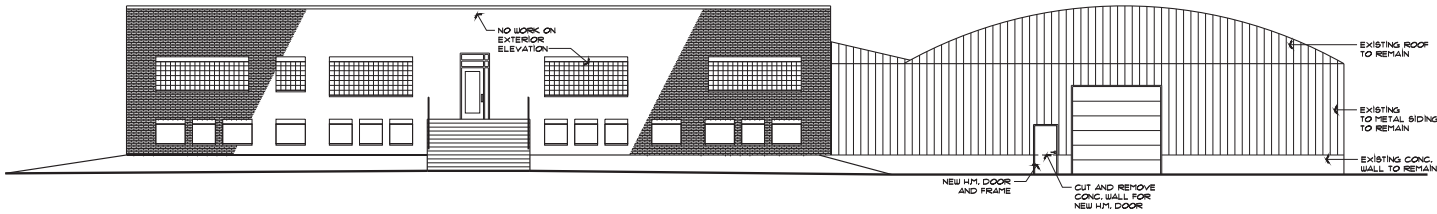
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SHEET TITLE  
FLOOR PLAN

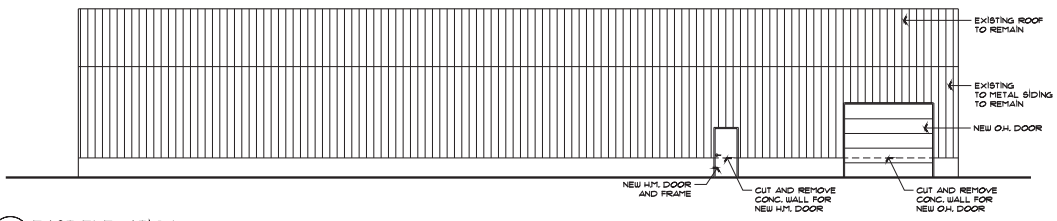
DRAWN BY: DATE:  
Hung Ly 09-04, 2020

SHEET NO.  
**A1**

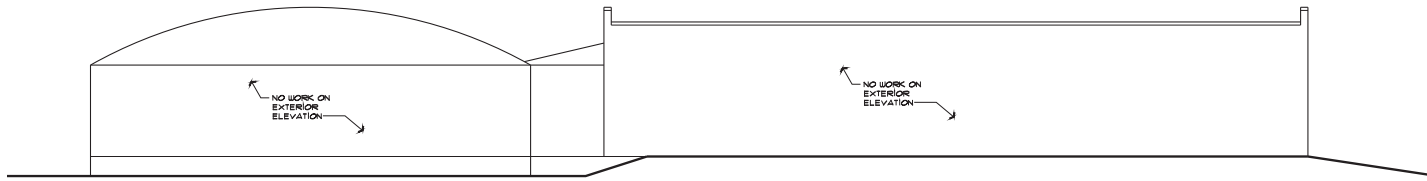
PROJECT NO.



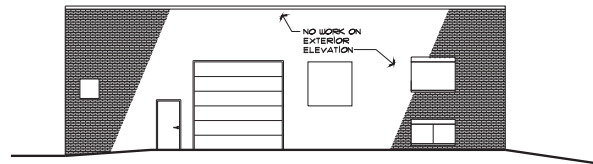
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**H Architects**  
Commercial | Retail | Mixed Use Residential | Restaurants  
2924 W. St. Germain St.  
St. Cloud, MN 56301  
320-237-7411 | harchitects2009@gmail.com

I hereby certify that  
I am the duly Licensed  
Professional Engineer  
in the State of Minnesota  
under License No. 0000000000  
Date: 09-04-2020  
Hung Ly

HUNG T. L.  
LICENSED ARCHITECT  
No. 50476  
STATE OF MINNESOTA

COMMERCIAL AUTO REPAIR SHOP/OFFICE  
1025-1033 THOMAS AVE.  
ST. PAUL, MN 55411

REVISIONS

SHEET TITLE  
EXISTING EXTERIOR  
ELEVATIONS

DRAWN BY: DATE:  
Hung Ly 09-04-2020

SHEET NO.  
**A2**

PROJECT NO.

From: **Toby Hansen** <[tobyhansen@gmail.com](mailto:tobyhansen@gmail.com)>  
Date: Wed, Sep 30, 2020, 2:47 PM  
Subject: File#: 20-073-203 Ebisso Uka  
To: <[ped-zoningcommitteesecretary@ci.stpaul.mn.us](mailto:ped-zoningcommitteesecretary@ci.stpaul.mn.us)>

Hello,

My name is Tobin Hansen and I live at and own 1047 Lafond Ave, St Paul, MN 55104.

I am writing to comment on File#: 20-073-203 Ebisso Uka.

I want to encourage economic development and welcome new business to the neighborhood but would like to express the following concerns and potential solutions:

1. Increased traffic on Oxford and Lafond due to the business.

There are many families with children in the neighborhood and high population density due to multiple apartment buildings on the same block. I would recommend mitigations be implemented to not put pedestrians and children at risk. One potential mitigation would be a traffic circle at the corner of Oxford and Lafond. This would incentivize customers to use the arterial Thomas, Lexington and Victoria Avenues instead of taking shortcuts through the neighborhood.

2. Parking of vehicles to be repaired on adjacent streets.

I would recommend that this business be limited in parking customer vehicles on the city street. I would further recommend that this business specifically not be allowed to park vehicles on the street which are visibly damaged, non road worthy or leaking fluids. Also, I would recommend that vehicles not be allowed to be parked on the street for more than one week. Prior users of this address have left vehicles in front of our home for multimonth periods

3. Noise.

I would recommend that this business be restricted from using pneumatic wrenches or any other noisy tools outdoors to minimize noise issues for neighborhood residents. Especially during evening and weekend hours.

Thank you,  
Tobin Hansen  
651-285-2484



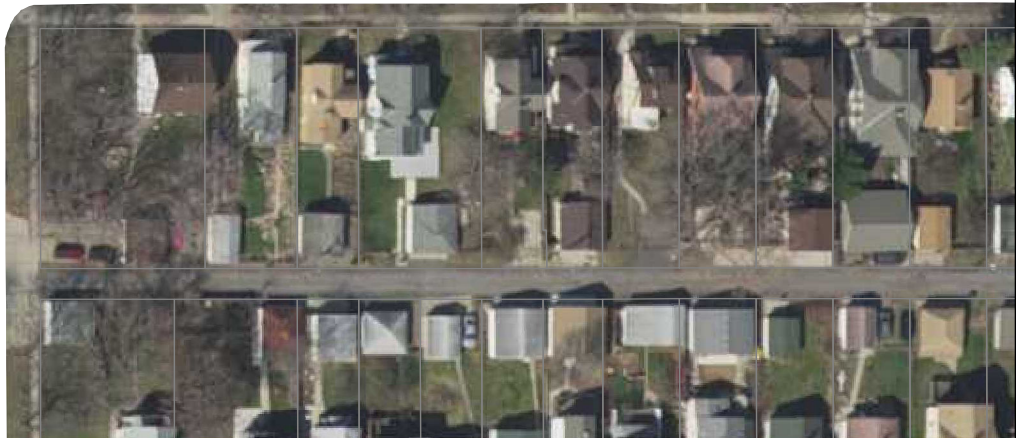
Lafond Ave



Oxford St N



Thomas Ave

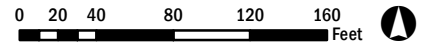


# FILE #20-073-203 | AERIAL MAP Application of Ebisso Uka

Application Type: CUP  
Application Date: September 10, 2020  
Planning District: 7

**Subject Parcel(s) Outlined in Blue**

ParcelPoly on

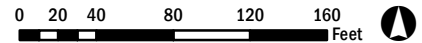


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FILE #20-073-203 | Existing land use  
**Application of Ebisso Uka**

Application Type: CUP  
 Application Date: September 10, 2020  
 Planning District: 7



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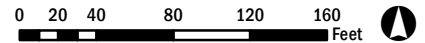
**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| 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 #20-073-203 | Zoning map  
**Application of Ebisso Uka**

Application Type: CUP  
 Application Date: September 10, 2020  
 Planning District: 7



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**Subject Parcel(s) Outlined in Blue**

ParcelPoly 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	