

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Kevin Greenlee, file # 19-035-381, has applied for a conditional use permit for a carriage house dwelling under the provisions of § 65.121 of the Saint Paul Legislative Code, on property located at 479 Ashland Avenue, Parcel Identification Number (PIN) 01.28.23.24.0031, legally described as WOODLAND PARK ADDITION TO ST. W 10 FT OF LOT 8 & ALL OF LOT 9 BLK 9; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 23, 2019, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is applying for a conditional use permit to reestablish a carriage house that has been vacant for more than a year.
2. §65.121 lists the standards that carriage houses must satisfy:
  - (a) The building planned for use as a carriage house dwelling had space originally built to house domestic employees. This condition is met. Based on historic census data it appears as though the carriage house dwelling was built to house a chauffeur. The use of the structure as carriage house has previously been approved by zoning.
  - (b) *The applicant shall obtain a petition signed by two-thirds (2/3) of the property owners within one hundred (100) feet of the applicant's property line consenting to the carriage house dwelling.* This condition is met. A sufficient petition was submitted with this application.
  - (c) *The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling.* This condition is met. The minimum parking requirement for the bed and breakfast residence and the carriage house is 4 spaces. There are four off-street parking spaces on site.
  - (d) A site plan and a building plan shall be submitted to the planning commission at the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements. This condition is met. A site plan and floor plans for the carriage house were submitted with this application.

moved by \_\_\_\_\_

seconded by \_\_\_\_\_

in favor \_\_\_\_\_

against \_\_\_\_\_

3. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met.* The subject property is in an area defined by the comprehensive plan as an established neighborhood. The proposed use is compatible with this comprehensive plan designation and the surrounding RM2 multifamily residential zoning. Strategy 5 of the historic preservation chapter of the comprehensive plan calls focusing historic preservation to further economic development and sustainability. Policy LU 1.41 calls for promoting the development of a range of housing types.
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* Ingress and egress from the site is provided by a drive way to the garage parking spaces and the alleyway for the surface parking spaces. The ingress and egress from the site is adequate to serve the existing bed and breakfast and proposed carriage house.
  - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met.* The carriage house was built in 1905 and has been occupied in the past. Permitting the re-occupancy of this existing structure will not be detrimental to the existing character of development in the immediate area or endanger the public health, safety, and general welfare.
  - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met.* The re-occupancy of the existing carriage house will not impede the normal and orderly development of surrounding properties.
  - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met.* Carriage houses are a permitted use in the RM2 zoning district and it conforms to the applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code that the application of Kevin Greenlee for a conditional use permit for a carriage house dwelling at 479 Ashland Ave is hereby approved.



CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

*25 West Fourth Street, Ste. 1400  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

May 24, 2019

RE: ZF# 19-037-931, Waterford Bay

Zoning Committee Commissioners:

The draft resolution for Waterford Bay will not be available until next week. I will forward a copy once it has been prepared by staff.





*Working to protect the Mississippi River  
and its watershed in the Twin Cities area.*

101 East Fifth Street  
Suite 2000  
Saint Paul, MN 55101

651-222-2193  
[www.fmr.org](http://www.fmr.org)  
[info@fmr.org](mailto:info@fmr.org)

May 21, 2019

Zoning Committee  
City of St. Paul  
25 W. 4<sup>th</sup> St., Suite 1400  
St. Paul, MN 55102

Dear St. Paul Zoning Committee members,

We are writing today to share our feedback on the proposed Waterford Bay development at Island Station.

Friends of the Mississippi River (FMR) is a local non-profit organization that works to protect, restore and enhance the Mississippi River and its watershed in the Twin Cities metropolitan region. We have more than 2,700 active members, 3,500 volunteers and 2,000 advocates who care deeply about the river's unique resources.

FMR takes an active interest in working with municipalities, counties, state government, and other stakeholders to help shape and influence decisions that impact the health of the river. FMR was founded and continues to play a leadership role in ensuring that the public resources of our National Park —the Mississippi National River and Recreation Area (MNRRA), are preserved for current and future generations to benefit from. We believe that the Mississippi River belongs to all of us and that public access to and enjoyment of the river should be continually enhanced.

Island Station, where the Waterford Bay development is being proposed, is included in the Great River Passage Master Plan as a destination for river recreation and community gatherings. The plan calls for trails, a boat launch, recreation and adventure facilities, and public amenities on the site. Public ownership and involvement are emphasized. We are disappointed that the city has chosen to abandon this vision for Island Station and is considering a luxury housing development for the site instead. The Great River Passage Master Plan was developed with very extensive community input and it should be embraced by the city at every opportunity.

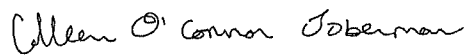
Friends of the Mississippi River has met with the Waterford Bay development team to discuss their plan. We appreciate the plan's inclusion of community access to walking trails and a nonmotorized boat launch, as well as the plan's goal of connecting to current and future parks and trails. However, the developer is seeking several variances for this project. If granted, these

variances will increase the building's impacts on the scenic and ecological functions of the Mississippi River.

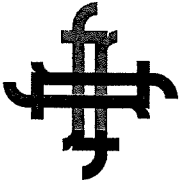
If the city chooses to grant these variances and allow this housing development to move forward, we would like to see stronger public benefits in return. We suggest that more public parkland is dedicated on site. This could include, at a minimum, all shoreline, the trails connecting to adjacent properties, and the boat launch.

Setting these areas aside as public parks will ensure permanent access to these amenities for the larger community, and will strengthen equitable riverfront access for all residents regardless of their income or address. This would be the least the city can do to implement a small part of the Great River Passage Master Plan vision for Island Station. We respectfully ask the Zoning Committee to consider this request as they review the Waterford Bay application. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Colleen O'Connor Toberman".

Colleen O'Connor Toberman  
River Corridor Program Director



**West 7th / Fort Road Federation**  
882 West 7th Street, Suite 6  
Saint Paul, MN 55102  
651.298.5599  
[www.FortRoadFederation.org](http://www.FortRoadFederation.org)

May 21, 2019

Zoning Committee  
Saint Paul Planning Commission  
25 West Fourth Street, Suite 1400  
Saint Paul, MN 55102

Subject: Waterford Bay Requests and Concerns

To: Zoning Committee of the Saint Paul Planning Commission

At its March 11, 2019 meeting, the West 7th / Fort Road Federation Board (planning district 9) voted to support the conditional use permit for an additional 10' of building height for the proposed apartment building at the old Island Station site, also known as Waterford Bay. For the record, Federation Board Member and St Paul Planning Commissioner Wendy Underwood abstained from the vote.

Since that meeting, the project is also requesting approvals for variances to front yard setbacks, location of the primary entrance, and slope grades over 18%.

While the Board understands the need for height, we have great concerns regarding the variances and overall community access to the river, how this fits with the Great River Passage and Mississippi River Corridor Critical Area. Any development needs to connect with community and the river, not separate. This site in particular has been the source of a great deal of community consideration over the years. It is also one of the last remaining opportunities to create connections to the river for residents.

During our discussion of the project, two concerns were noted.

First, we reiterated our goals in our District's Comprehensive Plan and in the Great River Passage plan that it is important to gain access for the public to the site and to the Mississippi River. The area in which the building site is located is the only one in our District that has the potential to achieve a direct connection with the river for canoe/kayak launches. A space for a

*The Fort Road Federation coordinates participation in advocacy and planning and builds community connections for the residents, businesses, and nonprofit organizations of the West 7th neighborhood so that it is a place where people want to live, work, and play.*

canoe/kayak launch is shown "potentially" in the site plan; this would be an important connection to the river, along with nearby parking for users. A trail through the site and area is shown on the site plans and should also be established to connect with the regional network.

The second concern was that the Federation Board is being asked, once again, to support a market rate housing project in our district. We have a need for affordable housing, especially for families and for elderly persons, and this project proposal will not meet that need. According to the Minnesota Housing Partnership, the West Seventh neighborhood has not only the highest average rents in St. Paul, but experienced a 17 percent increase in rental costs since 2010. We implore the City to establish incentives for developers to include a proportion of affordable housing units in developments as we add housing stock to the community.

Thank you for the opportunity to submit comments on this significant development within Saint Paul.

Sincerely,

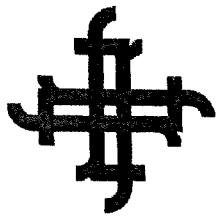
*Dana DeMaster*

Dana DeMaster  
President, West 7th/Fort Road Federation

Cc

CM Noecker, City of Saint Paul  
Josh Williams, City of Saint Paul  
Dan Elenbaas, Engineer with Kimley Horn  
Jeremiah Smith, Architect with BKV  
Ryan Swingruber, Developer with Stoneleigh Companies





**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

March 13, 2019

Saint Paul Planning Commission  
25 West Fourth Street, Suite 1400  
Saint Paul, MN 55102

**Subject: Waterford Bay CUP for building height**

**To: Saint Paul Planning Commission**

At its March 11, 2019 meeting, the West 7th / Fort Road Federation Board (planning district 9) voted to support the conditional use permit for an additional 10' of building height for the proposed apartment building at the old Island Station site, also known as Waterford Bay. For the record, Federation Board Member and St Paul Planning Commissioner Wendy Underwood abstained from the vote.

During our discussion of the project, two concerns were noted. First, we reiterated our goals in our District's Comprehensive Plan and in the Great River Passage plan that it is important to gain access for the public to the site and to the Mississippi River. The area in which the building site is located is the only one in our District that has the potential to achieve a direct connection with the river for canoe/kayak launches. And, a trail through the site and area must also be established to connect with the regional network.

The second concern was that the Federation Board is being asked, once again, to support a market rate housing project in our district. We have a need for affordable housing, especially for families and for elderly persons, and this project proposal will not meet that need. We implore the City to establish incentives for developers to include a proportion of affordable housing units in developments as we add housing stock to the community.

Thank you for the opportunity to submit comments on this significant development within Saint Paul.

Sincerely,

A handwritten signature in black ink that reads "Becky L. Yust". The signature is written in a cursive style with a large initial 'B'.

Becky Yust  
President, Fort Road Federation

Cc

CM Noecker, City of Saint Paul

Dan Elenbaas, Engineer with Kimley Horn

Jeremiah Smith, Architect with BKV

Ryan Swingruber, Developer with Stoneleigh Companies