

ZONING COMMITTEE STAFF REPORT

FILE NAME: 1880 Old Hudson Road CUP

FILE # 20-048-857

APPLICANT: Samir Abumayyaleh

HEARING DATE: July 30, 2020

TYPE OF APPLICATION: Conditional Use Permit

LOCATION: 1880 Old Hudson Road, SW corner at Hazel Street N

PIN & LEGAL DESCRIPTION: 352922320087, CHEN'S ADDITION LOT 2 BLK 1

PLANNING DISTRICT: 1

PRESENT ZONING: T3

ZONING CODE REFERENCE: § 66.331(g); § 61.501

STAFF REPORT DATE: July 23, 2020

BY: Bill Dermody

DATE RECEIVED: July 6, 2020

60-DAY DEADLINE FOR ACTION: September 4, 2020

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-
- A. **PURPOSE:** Conditional use permit for 85' building height.
- B. **PARCEL SIZE:** 2.5 acres
- C. **EXISTING LAND USE:** Vacant land (western portion) and multi-family residential (eastern portion)
- D. **SURROUNDING LAND USE:**
North: Office (T2) and parking lot (RM2)
East: Vacant (RM2) – owned by MnDOT
Southeast: Planned Gold Line Bus Rapid Transit station
South: Interstate 94
West: Multi-family senior living (T3)
- E. **ZONING CODE CITATION:** §66.331(g) provides for a conditional use permit to allow heights up to 90 feet; §61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** The Zoning Code requires a minimum of 119 parking spaces for the proposed development. The proposed development provides 147 parking spaces and removes 11 existing spaces, for a net provision of 136 spaces. Zoning Code § 63.207 requires a minimum of 1.5 parking spaces per 2- or 3-bedroom unit and 1 parking space per 1-bedroom or studio unit. The project proposes 20 2-bedroom units and 129 1-bedroom and studio units. Zoning Code § 66.342 reduces the minimum parking requirement by 25% for residential uses in the T3 district.
- G. **HISTORY/DISCUSSION:** A 116-unit multi-family building was constructed on the site's eastern portion in 2018. The site was rezoned from RM2 Medium-Density Multiple-Family Residential to T3 Traditional Neighborhood in 2015 as part of a larger rezoning associated with the Gold Line Station Area Plans. In 2009, the site was rezoned from B3 General Business to RM2, and an existing hotel was demolished.
- H. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 1 Council has not provided a recommendation.
- I. **FINDINGS:**
1. The application requests conditional use permit approval for a new 85'-high, U-shaped building at 1880 Old Hudson Road, on the site's currently vacant western portion.
 2. § 66.331(g) requires that structures be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. For the proposed 85'-high building this is equivalent to an additional 4' beyond the setbacks lines. The proposed setbacks of 15'-7" in the front, 10'-6" on the relevant side (west side), and 48'-7" in the rear meet this requirement for additional stepping back from the setback lines.
 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 additional height is in conformance with the Comprehensive Plan and applicable subarea plans. The 2030 Comprehensive Plan designates the site as part of a Mixed Use Corridor and a Neighborhood Center, which encourage the land use intensity that comes with the proposed additional height. Likewise,

the District 1 Plan (2016) calls for high-density uses along the planned Gold Line BRT corridor and concentrating activity near transit stations, such as is proposed. The Gold Line Station Area Plans (2015, amended 2019) call for high-intensity transit-oriented development here, which includes consideration of heights greater than five stories, depending on context. The site's context is conducive to taller buildings.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress are provided via an internal driveway to Old Hudson Road.
- (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 additional height at this location adjacent to a planned bus rapid transit station and up against the interstate, plus near 3-story and 4-story residential uses, will not be detrimental to the area's existing character nor endanger the public health, safety or general welfare. The provided shadow study does not show a significant negative impact to sunlight availability on surrounding properties.
- (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 proposed additional height does not impede the surrounding property's development and improvement. The shadow impact on the vacant RM2-zoned parcel to the northeast is minimal – is only an impact near sundown/sunrise in December, according to the provided shadow study.
- (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. No variances are being requested.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for 85' building height, subject to the following additional condition(s):

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 Samir Abumayyaleh -
(must have ownership or leasehold interest in the property, contingent included)
Address 461 Maryland Avenue W City Saint Paul State MN Zip 55117
Email samirabumayyaleh@gmail.com Phone 612-354-3553
Name of Owner (if different) _____ Email _____
Contact Person (if different) Eli Zmira - DJR Architecture Email ezmira@dj-arc.com
Address 333 Washington Ave. N., Suite 210 City Minneapolis State MN Zip 55401

PROPERTY INFO

Address/Location 1880 Old Hudson Road, Saint Paul, MN 55119
PIN(s) & Legal Description 352922320087, see attached legal description
(attach additional sheet if necessary) 108,586 sf or
_____ Lot Area 2.49 Acres Current Zoning T3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Zoning Code
Section(s) Sec. 66.331 for the following use or purpose:
Increasing the allowable height from 45 feet to 85 feet.

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.

See attached description of CUP.

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 07/01/2020
Samir Abumayyaleh



Prepared for:
City of St. Paul
C.U.P.

07.01.2020
Project:
1880 Old Hudson Road Apartments
20-021.00

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SITE PLAN - SATELLITE IMAGE

PROJECT OVERVIEW

PROJECT DESCRIPTION

1880 Old Hudson Road Apartments is a Multi-Family Apartment Building with 149 Units. The proposed project consist of Studio, One Bedroom and Two Bedroom Units. The proposed building is the second phase (Phase 2) following the recently completed Capitol View Apartments (Phase 1, 2017).

1880 Old Hudson Road Apartments will provide residents with several amenities such as a large Roof Deck Patio, Fitness Center, Community Room and Club Room, Bike Room, as well as a Lobby space.

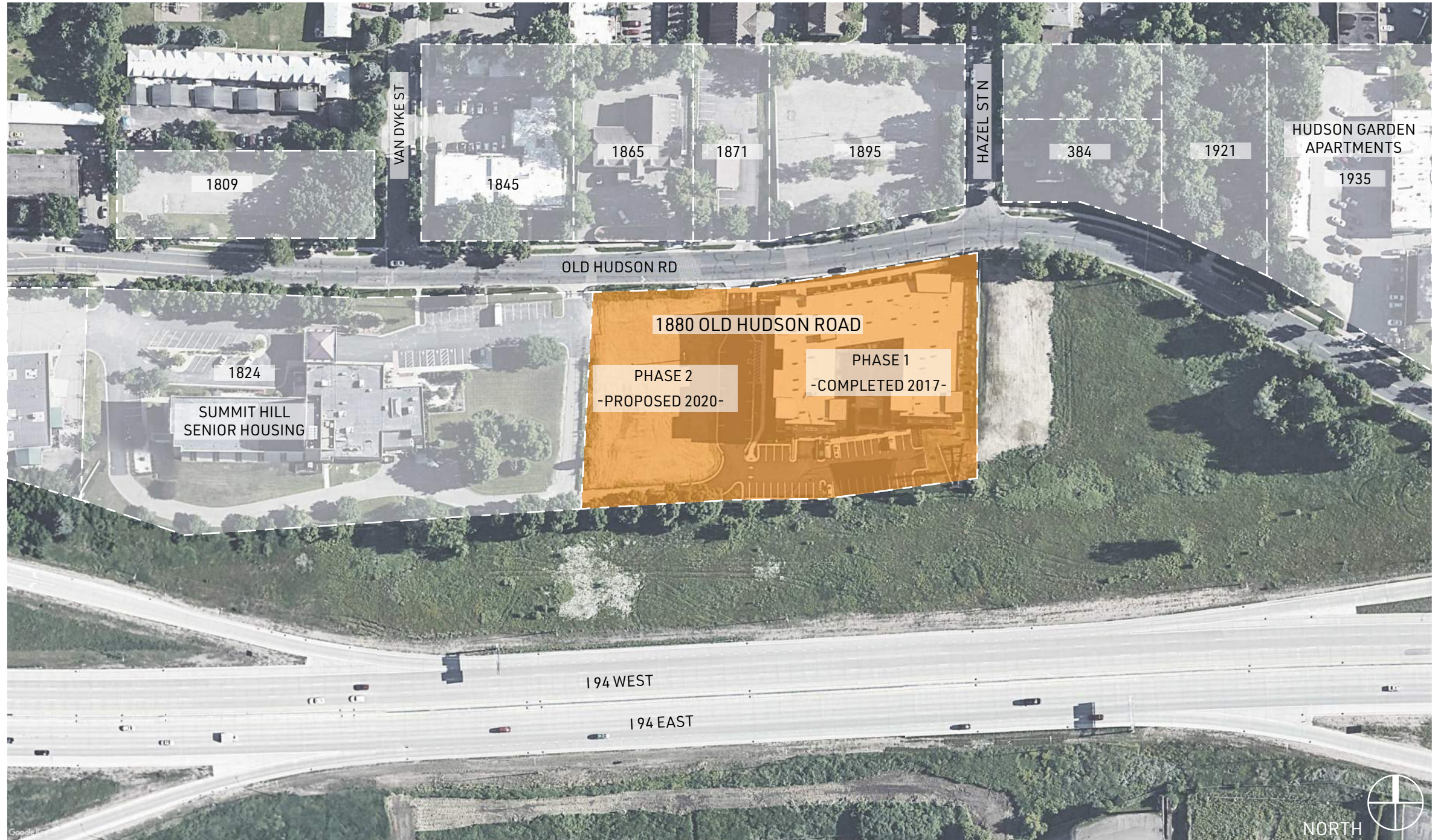
The Architecture aims to provide a simple, modern design with long lasting, durable and interesting materials. The design also provides ample area for communal spaces, corridor and units. All units are provided with balconies or patios.

PROJECT DESCRIPTION

Address: 1880 Old Hudson Rd
Parcel ID: 352922320087
Zone: T3

VARIANCES & C.U.P. REQUESTED:

- C.U.P. for Maximum Allowable Height from 45' to 85'.
- No variances requested at this time.



SITE PLAN - ADJACENT PROPERTIES

PROJECT INFORMATION

PROJECT TEAM

DEVELOPMENT -

HAMADEH PROPERTIES, LLC

ARCHITECTURE-

DJR ARCHITECTURE

333 WASHINGTON AVE
UNION PLAZA SUITE 210
MINNEAPOLIS, MN
55401

LANDSCAPE ARCHITECT & CIVIL ENGINEER -

CIVIL SITE GROUP

4931 WEST 35TH
SUITE 200 S
ST. LOUIS PARK, MN
55416

CONTRACTOR -

ENGELSMA CONSTRUCTION, INC.

7119 31ST AVE N
MINNEAPOLIS, MN
55427

STRUCTURAL -

ERA, INC.

2550 UNIVERSITY AVE W
SAINT PAUL, MN
55114

PROJECT ZONING DATA (Sec. 66.331)

ORDINANCE	ALLOWABLE	PROPOSED
LOT SIZE		
Lot Area Sq. Ft:	108464.4'	108464.4'
Lot Area Acres:	2.49	2.49
HEIGHT		
Max Height:	45'	85'-0"
Max Stories:	-	-
C.U.P. Height:	90'	85'-0"
FAR		
Phase I (completed):	-	0.9
Phase II:	-	1.1
Combined:	0.5 Min. 3.0 Max.	2.0
SETBACKS		
Front:	10' Min. 25' Max.	15'-7"
Side:	6'	10'-6"
Rear:	6'	45'-0"
PARKING		
Standard:	1 or 1.5 per unit	74
Accessible:	2% (3 stalls)	3
Compact:	50% Max.	57
Total:	*See Code	134
BICYCLE PARKING		
Secure:	11 (1 per 14 units)	75
Guest:	-	5
Total:	-	80



ORDINANCES REFERENCED:

PARKING - VEHICLES (Sec. 63.207.)

1 space per 1-2 room unit,
1.5 spaces per 3-4 room unit, and
2 spaces per unit with 5 or more rooms.

PARKING - VEHICLES ACCESSIBLE (Sec. 63.213.)

One (1) in every eight (8) accessible spaces, with a minimum of one (1) space, shall be van accessible.

PARKING - DESIGN (Sec. 63.305)

Standard: 9' X 18'
Compact: 8' X 16' (50% MAX)

PARKING - BICYCLES (Sec. 63.210.)

(1) secure bicycle parking space shall be provided for every fourteen (14) dwelling units.

SEC. 66.342. - PARKING REQUIREMENTS IN T3-T4 TRADITIONAL NEIGHBORHOOD DISTRICTS.

(a) Amount of parking. The minimum amount of required parking for residential uses specified in Section 63.207, Parking requirements by use, may be reduced by twenty-five (25) percent.

(a) Amount of parking. The minimum amount of required parking for residential uses specified in Section 63.207, Parking requirements by use, may be reduced by twenty-five (25) percent. On-street parking located along the frontage of a property may be used to meet parking requirements for that property.

PLANNING REQUIREMENTS (Sec. 66.344.)

TRADITIONAL NEIGHBORHOOD T3 (Sec. 66.344.)

The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another; (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes; (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets; (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

SITE AERIALS



AXON - FACING NW



AXON - FACING NE

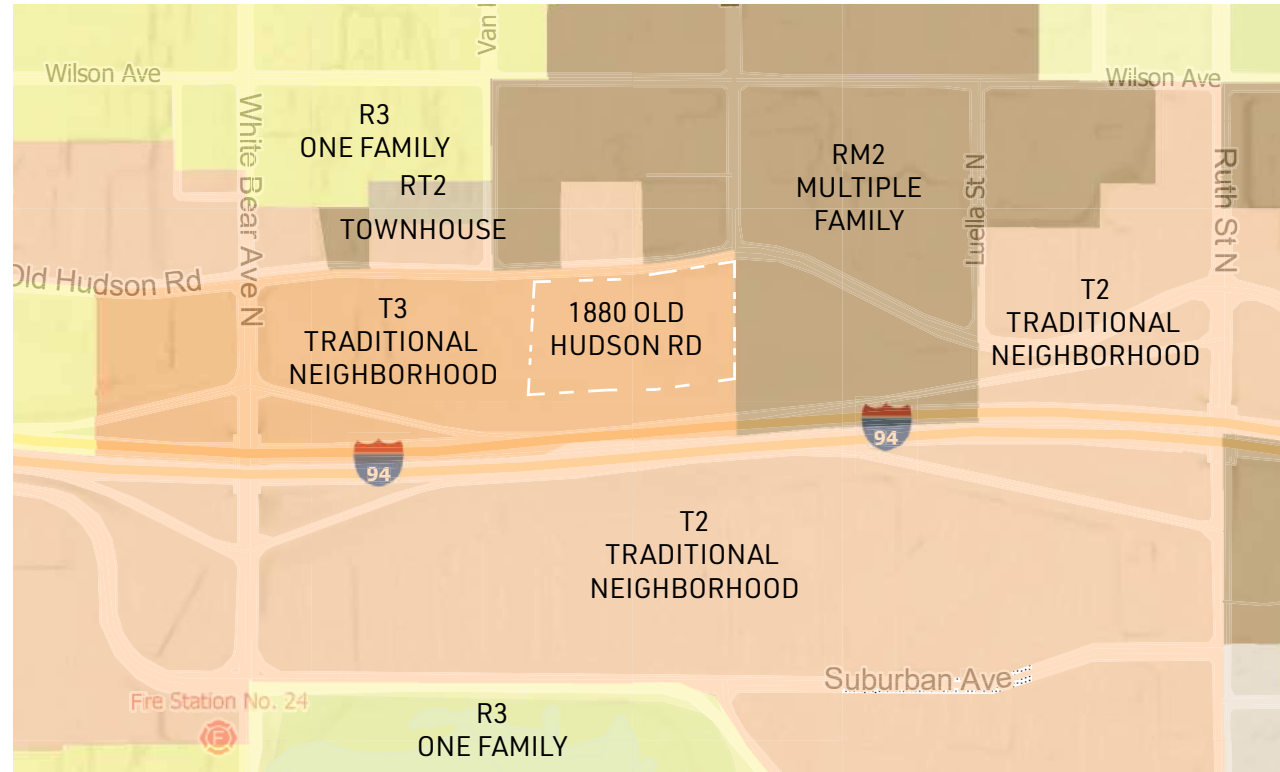


AXON - FACING SE



AXON - FACING SW

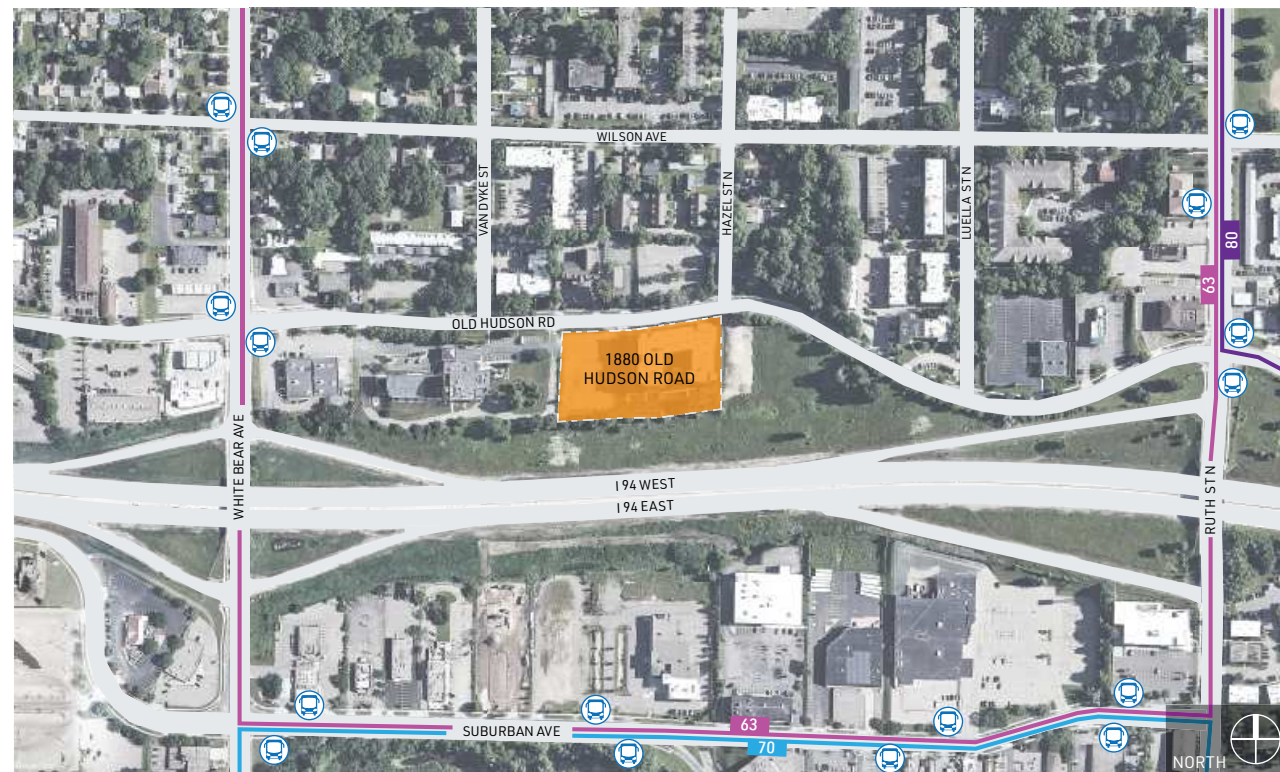
SITE ZONING & LAND USE



SITE PLAN - ZONING MAP



SITE PLAN - LAND USE MAP



SITE PLAN - TRANSIT MAP

KEY - ZONING MAP

- T3 - Traditional Neighborhood
- R3 - One Family
- RM2 - Multiple Family
- T2 - Traditional Neighborhood
- RT2 - Townhouse

KEY - LAND USE MAP

- Public and Cultural
- Single Family Housing
- Multi-Family Housing
- Commercial and Industrial
- Hospital and Healthcare

NEIGHBORING BUILDINGS



SITE PLAN - IMAGE CONTEXT



SITE PLAN - BIKE WAY MAP



1 - RESIDENTIAL CARE FACILITY



2 - MULTIFAMILY APARTMENT



3 - CAPITAL VIEW APARTMENTS (PHASE 1)



4 - SUMMIT HILL SENIOR LIVING



5 - WALGREEN'S FACING EAST



6 - LAUNDROMAT FACING WEST

STREET PANORAMA VIEWS



PHASE 1
- COMPLETED 2017 -

PROJECT SITE
- FACING SITE -

1824
- ADJACENT PROPERTY -

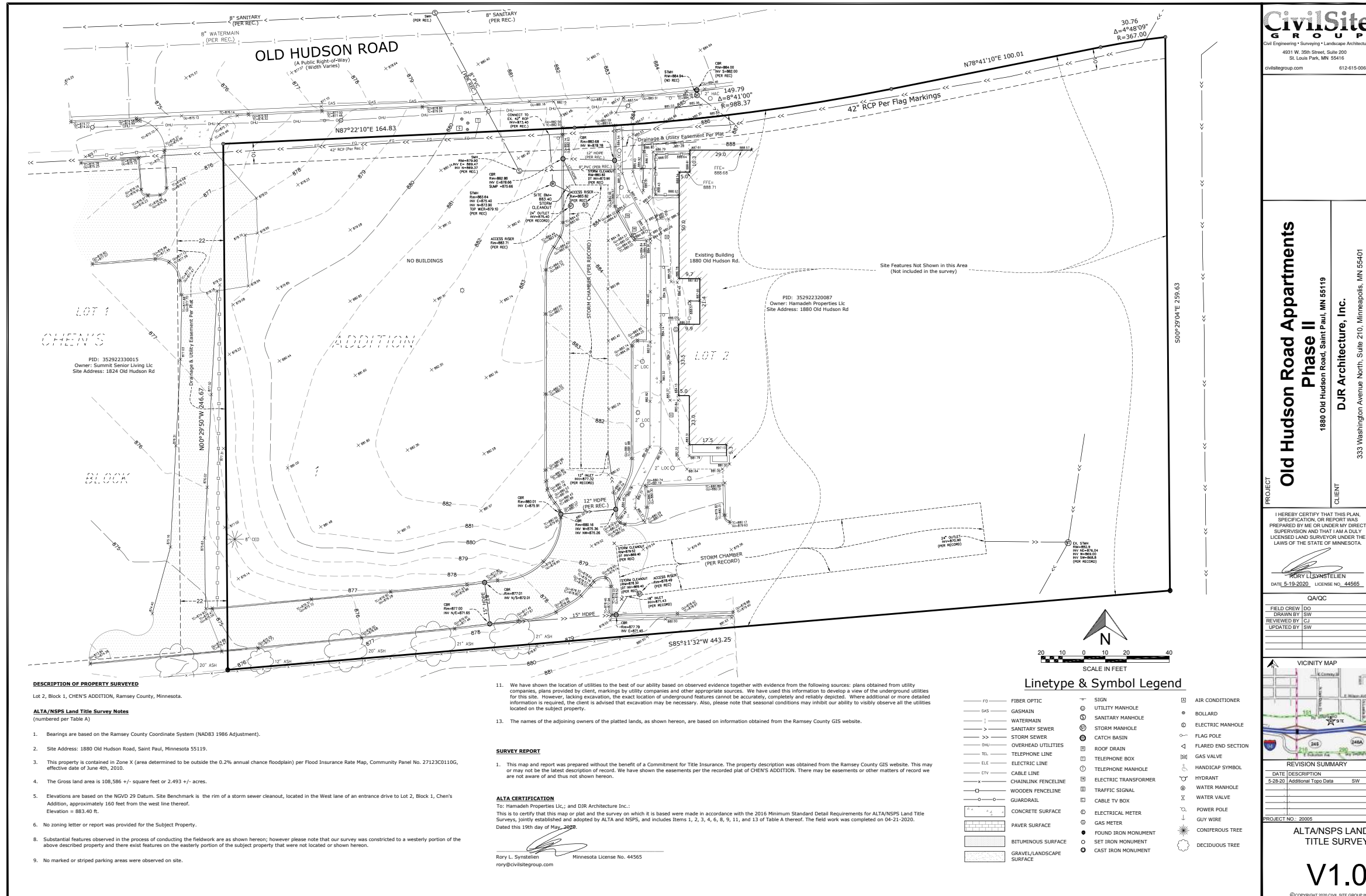


1845
- ADJACENT PROPERTY -

1865
- ACROSS FROM SITE -

1871
- ADJACENT PROPERTY -

SURVEY



SURVEY
SCALE: NTS



PROJECT
Old Hudson Road Apartments Phase II
 1880 Old Hudson Road, Saint Paul, MN 55119

CLIENT
 DJR Architecture, Inc.
 333 Washington Avenue North, Suite 210, Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
 DATE: 5-19-2020 LICENSE NO. 44565

QA/QC
 FIELD CREW [] DO
 DRAWN BY [] SW
 REVIEWED BY [] CJ
 UPDATED BY [] SW



REVISION SUMMARY

DATE	DESCRIPTION	BY
5-28-20	Additional Topo Data	SW

PROJECT NO.: 2005
ALTA/NSPS LAND TITLE SURVEY
V1.0
 © COPYRIGHT 2020 CIVIL SITE GROUP, INC.

C.U.P.
 07.01.2020
1880 Old Hudson Road Apartments
 St. Paul, Minnesota
 20 - 021.00



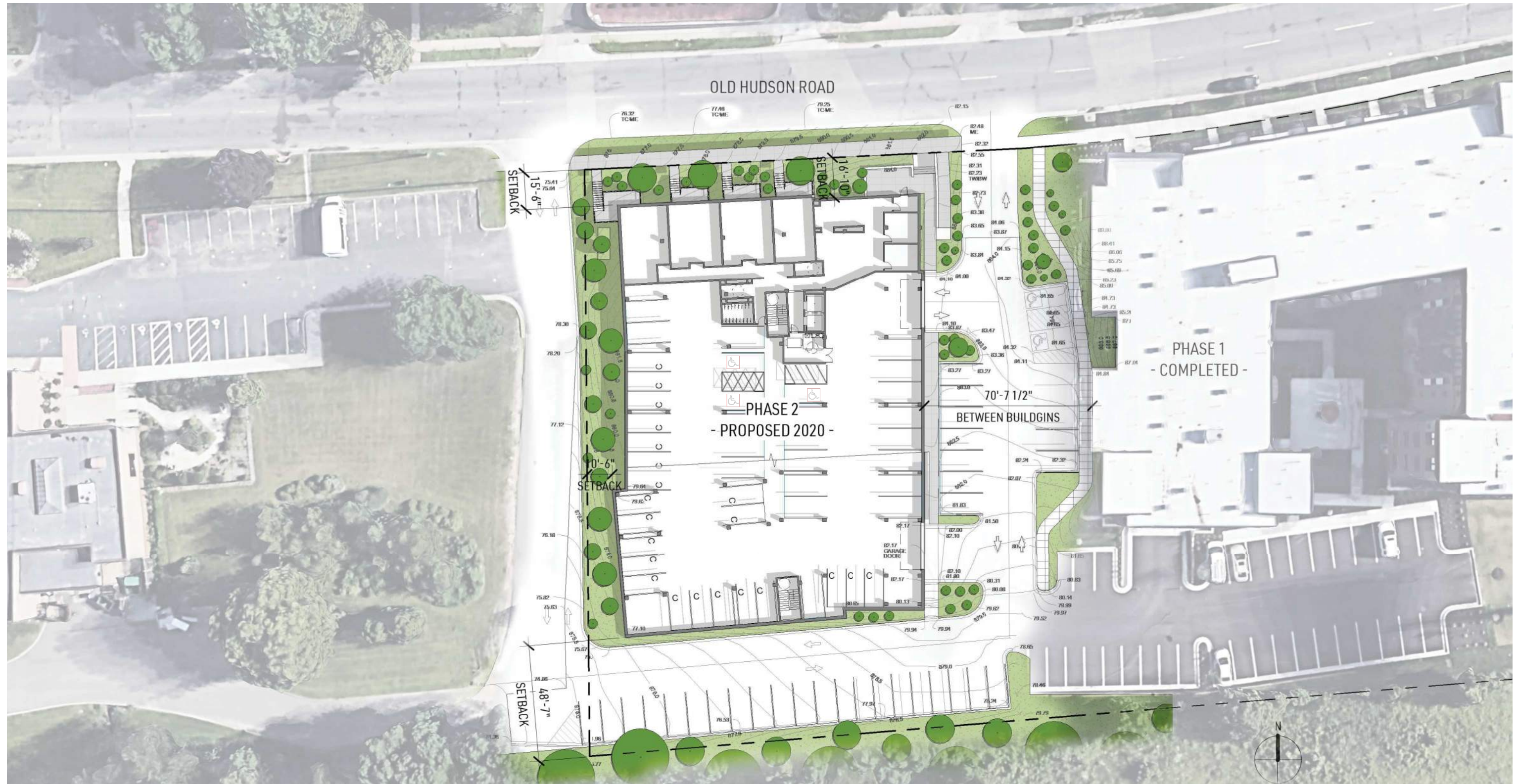
PROPOSED PROJECT

Prepared for:
City of St. Paul
C.U.P.

07.01.2020
Project:

1880 Old Hudson Road Apartments
20-021.00

SITE PLAN



SITE PLAN PLAN

MATRIX

PROJECT DATA:

1880 OLD HUDSON ROAD, SAINT PAUL, MN 6.10.2020

Site Area:

PID Number	SF	Acres
352922320087	108,586.60	2.49

Zoning Requirements: PUD

Allowable	FAR			Building Height		Parking	Building Setbacks		
	Base	Bonus	Total FAR	Stories	Feet	Stalls	Front	Back	Side
Proposed			159260	7F	85'	155	10' min	6'	6'
Variance Needed:			No	Yes		Yes	No	No	No

Area & Height Data:

Floor	Elev. (ft.)	Clear Ht. (ft.)	Flr. To Flr. (ft.)	Cum. Ht (ft.)	GSF (sf)	FAR (sf)	Common (sf)	Core (sf)	BOH (sf)	Leasable (sf)	Ret/Am (sf)	Parking (sf)	Units (count)	Stalls (count)	Bike Stalls (count)
L7	165.12	10'	9'	75'-1.5"	13,250	13,250	1672	736	648	10194		0	14	0	
L6	153.96	9'	11'-1 7/8"	65'-1.5"	18,412	18,412	2588	785	648	14391		0	26	0	
L5	143.31	9'	10'-7 7/8"	53'-11 5/8"	18,412	18,412	1976	785	648	15003		0	27	0	
L4	132.66	9'	10'-7 7/8"	43'-3 3/4"	18,412	18,412	1976	785	648	15003		0	27	0	
L3	122.50	8'-6"	10'-1 7/8"	32'-7 7/8"	18,412	18,412	1976	785	648	15003		0	27	0	
L2	111.00	9'	11'-8"	22'-6"	17,890	17,890	3352	785	487	13266		0	24	0	
L1	100.00	9'	11'	11'	22,559	5,555	2457	441	296	2361		17,004	4	46	
P1	90.83	7'-2"	9'-2"	0	22,717	441	321	120	0	0		22,276	0	67	
Total					150,064	110,784	8106	2131	1431	85221		39280	149	113	0

Parking Data: Per Title 20 Chapter 541

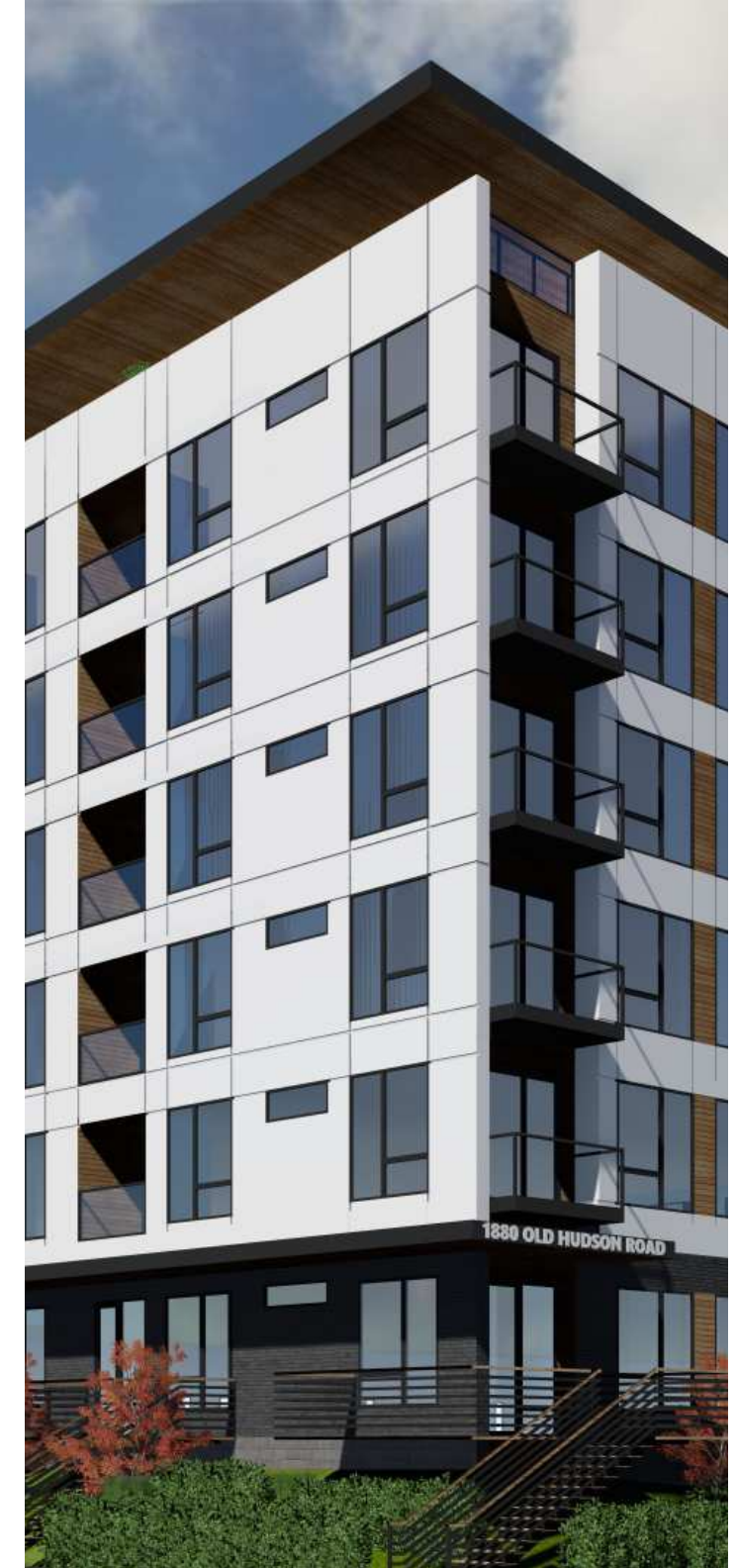
TOTAL	Vehicular Covered Parking				
	Covered	Standard	ADA	Compact	
L1	46	46	22	3	21
P1	88	67	31	0	36
TOTAL	134	113			

Surface Parking			
Surface	Standard	Compact	ADA
0	3*	0	0
21	12	9	0
21			

Unit Count:

	2BR	1BR	Studio	Total
L7	11	3	0	14
L6	2	13	11	26
L5	2	14	11	27
L4	2	14	11	27
L3	2	14	11	27
L2	1	14	9	24
L1	0	3	1	4
P1	0	0	0	0
Total	20	75	54	149
Percentage	13%	50%	36%	100%

* Currently there are 10 Surface parking spaces. The purposed project will revise the existing and will add 3 spots in addition to the existing 10.



FLOOR PLANS



FLOOR PLAN - LEVEL P1
SCALE: 1" = 30'

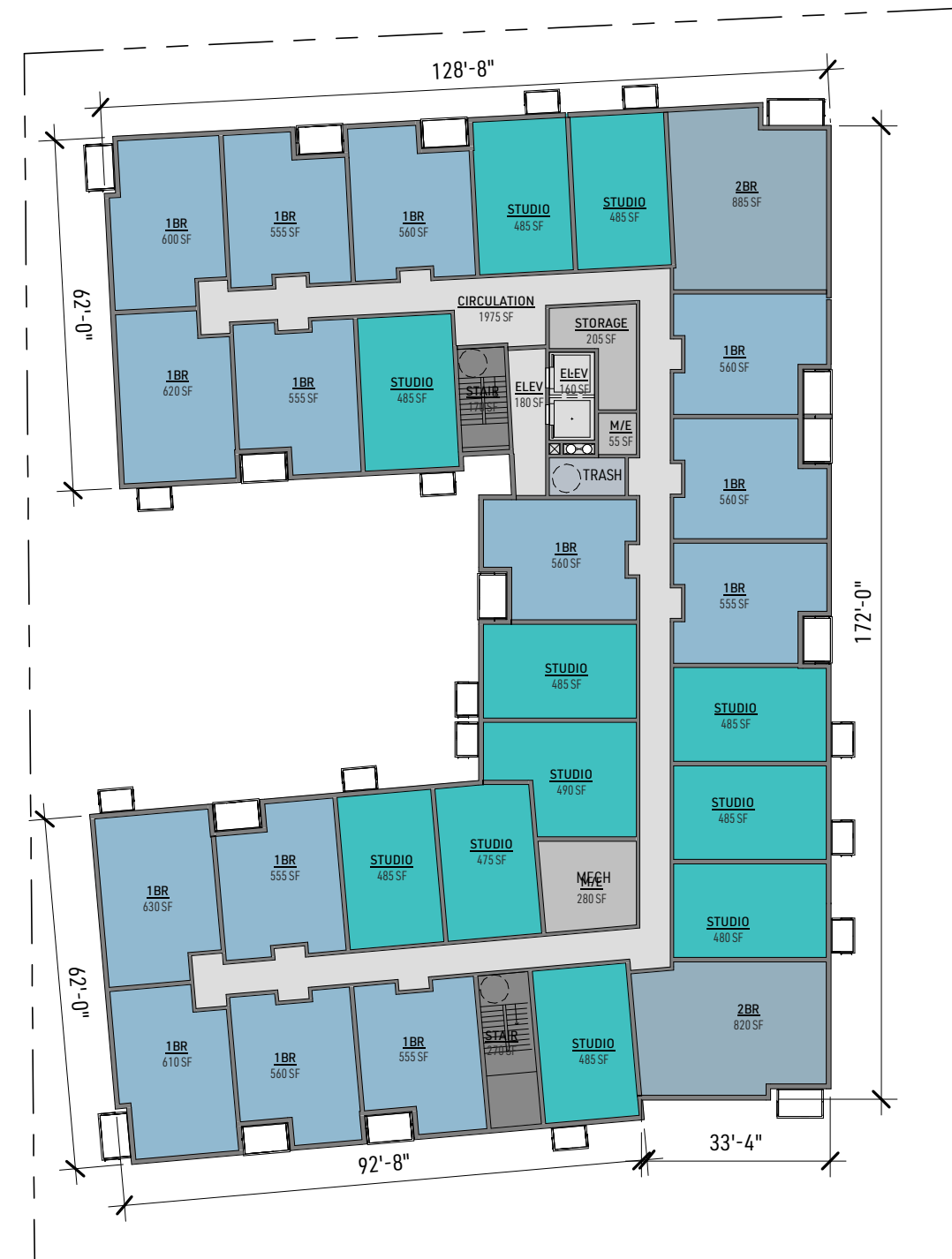


FLOOR PLAN - LEVEL 1
SCALE: 1" = 30'

FLOOR PLANS



FLOOR PLAN - LEVEL 2
SCALE: 1" = 30'

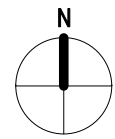


FLOOR PLAN - TYPICAL (LEVEL 3 - 5)
SCALE: 1" = 30'

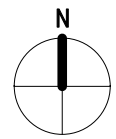
FLOOR PLANS



FLOOR PLAN - LEVEL 6
SCALE: 1" = 30'



FLOOR PLAN - LEVEL 7 (PREMIUM UNITS)
SCALE: 1" = 30'



EXTERIOR ELEVATIONS

NORTH ELEVATION

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

WOOD LOOK METAL PANEL

METAL PANEL

CEMENTITIOUS PANEL

PREFABRICATED ALUMINUM
BALCONY SYSTEM

VINYL WINDOWS

BLOCK

ALUMINUM STOREFRONT

MATERIAL STRATEGY

1880 Old Hudson Road Apartments materiality aims to provide a simple, modern design with long lasting, durable and interesting materials.

The facade is designed for a modern, clean aesthetic utilizing a combination of a few materials strategically placed, providing visual interest, while remaining pure in massing concept and material transitions.



EXTERIOR ELEVATIONS

SOUTH ELEVATION

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

- WOOD LOOK METAL PANEL
- CEMENTITIOUS PANEL
- PREFABRICATED ALUMINUM BALCONY SYSTEM
- METAL PANEL
- VINYL WINDOWS
- BLOCK



- T/ROOF
180' - 5"
- ROOF TRUSS BEARING
178' - 11 1/2"
- LEVEL 7
169' - 11 1/2"
- LEVEL 6
158' - 9 5/8"
- LEVEL 5
148' - 1 3/4"
- LEVEL 4
137' - 5 7/8"
- LEVEL 3
127' - 4"
- LEVEL 2
116' - 2"
- LEVEL 1
100' - 0"
- LEVEL P1
90' - 10"
- T.O. FOOTING
86' - 10"

85'-0"

EXTERIOR ELEVATIONS

EAST ELEVATION

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

- WOOD LOOK METAL PANEL
- CEMENTITIOUS PANEL
- PREFABRICATED ALUMINUM BALCONY SYSTEM
- VINYL WINDOWS
- METAL PANEL
- BLOCK



T/ROOF
180' - 5"

ROOF TRUSS BEARING
178' - 11 1/2"

LEVEL 7
169' - 11 1/2"

LEVEL 6
158' - 9 5/8"

LEVEL 5
148' - 1 3/4"

LEVEL 4
137' - 5 7/8"

LEVEL 3
127' - 4"

LEVEL 2
116' - 2"

LEVEL 1
100' - 0"

LEVEL P1
90' - 10"

T.O. FOOTING
86' - 10"

85'-0"

EXTERIOR ELEVATIONS

WEST ELEVATION

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

WOOD LOOK METAL PANEL

METAL PANEL

CEMENTITIOUS PANEL

PREFABRICATED BALCONY SYSTEM

VINYL WINDOWS

METAL PANEL

BLOCK



SITE AERIALS - PROPOSED



AXON - FACING NW



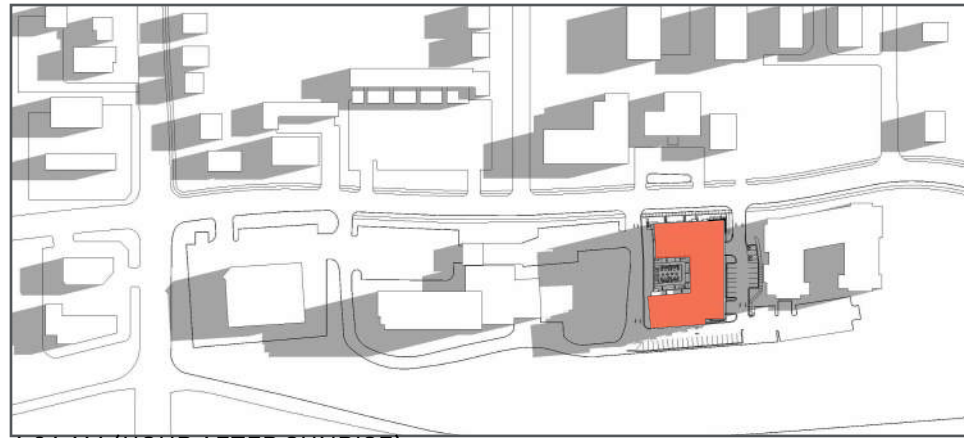
AXON - FACING NE



AXON - FACING SE



AXON - FACING SW



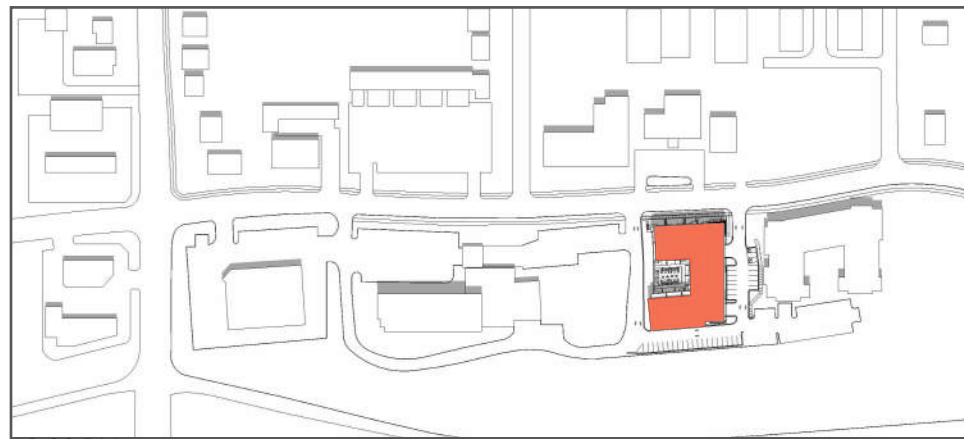
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JUN 21ST



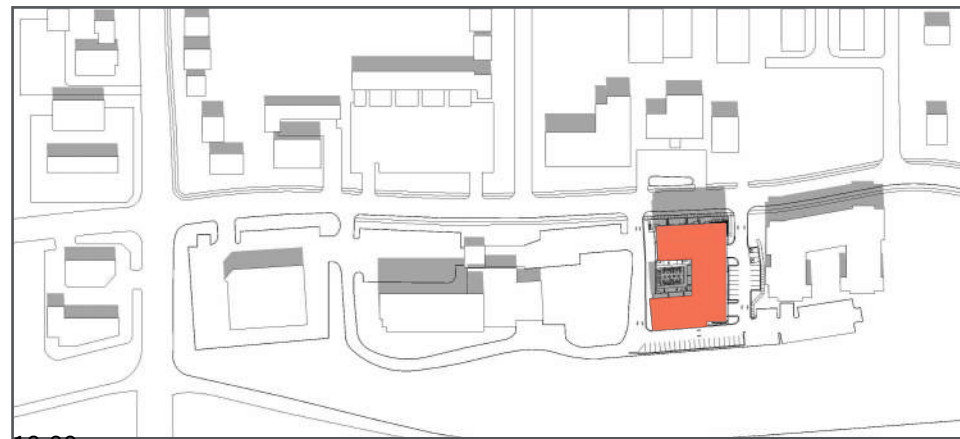
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MAR. 22ND



8:49 AM (HOUR AFTER SUNRISE)
DEC. 22ND



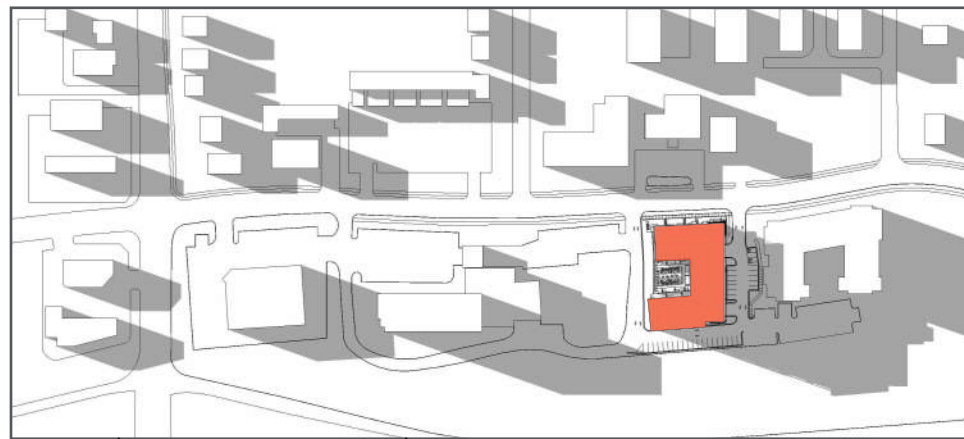
12:00 PM
JUN 21ST



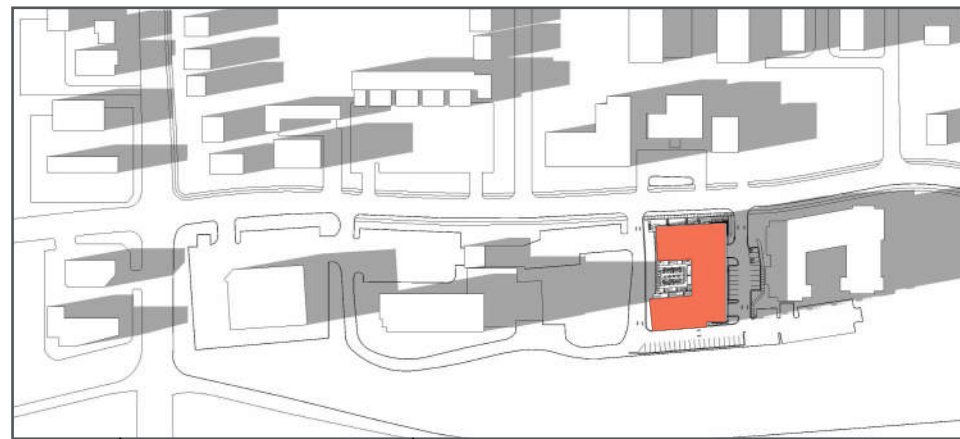
12:00 PM
MAR. 22ND



12:00 PM
DEC. 22ND



8:03 PM (HOUR BEFORE SUNSET)
JUN 21ST



6:25 PM (HOUR BEFORE SUNSET)
MAR. 22ND



3:35 PM (HOUR BEFORE SUNSET)
DEC. 22ND

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE - FACING SOUTHWEST - MAIN LOBBY ENTRY

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE - FACING SOUTH - WALK UP UNITS

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE - FACING SOUTHEAST - WALK UP UNITS

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE - FACING NORTHEAST - ROOF DECK

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE - FACING SOUTHWEST - LOWER ENTRY

THANK YOU!



333 Washington Ave N
Suite 210 | Union Plaza
Minneapolis MN 55401
612.676.2700 | www.djrarch.com

July 1, 2020

RE: The following is a description of the proposed use regarding the **Conditional Use Permit for Height** for the proposed 1880 Old Hudson Road – Phase 2 project:

Saint Paul comprehensive plan and urban planning vision and needs are clearly identifying the need for more market rate apartments. This need is shown in the 100% capacity of 1880 Old Hudson Road – Phase 1 building that was finished in 2017 and has been in high demand since its opening. With the success of Phase 1 and the proven need for more rentable units, 1880 Old Hudson Road – Phase 2 is offering a 5 over 2 construction to accommodate more of these needed units. As Phase 1 complied with the 4 stories allowed per T3 zoning district, we are seeking for a C.U.P. to increase height from 45' to 85'.

The additional 40' will be used to accommodate stormwater detention, parking and four additional stories of units at market rate. With the findings of the civil engineer of high water table on the site at 872', as well as a new model done by the watershed, defining a higher elevation at 880' for the buildings lowest entry, we have managed to keep the entrances 2' above the these elevations, which results in a slightly higher elevation than planned.

Lastly, beyond physical conditions of the site along with the clients will to design more units at market rate, the client is exploring the possibility of allocating some of these units for affordable housing, which is one of Saint Paul's greatest needs. The additional 40' to build additional floors will help the client achieve that goal while still maintaining reasonable economical value.



333 Washington Ave N
Suite 210 | Union Plaza
Minneapolis MN 55401
612.676.2700 | www.djrarch.com

July 1, 2020

RE: The following are the findings under Article V. 61.500 for the Conditional Use Permit for Height for the proposed 1880 Old Hudson Road project:

The height limit in a T3 district is 45 feet for a multi-family building. The proposed height of the project is 85 feet to the top of the roof deck. The proposed height meets the following criteria for a Conditional Use Permit.

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 city council.

Allowing a C.U.P. for height to 85 feet for concentrating density near thoroughfares and transit are highly consistent with the City's land use plans. The LU-B, LU-D, LU-F and LU-J plans of the 2030 Comprehensive plan designate this site as Mixed-Use Corridor and is marked also as a Neighborhood Center. The LU-D plan also designates this area as an Invest Saint Paul Priority Area. The added height with the C.U.P. is intended to serve these goals of the city of Saint Paul. Figure H-K (map) of the Comprehensive plan designates this site as a "opportunity area for potential new housing". The proposed C.U.P. is also consistent with the following policies of the 2030 Comprehensive plan:

LU Policy 1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.

LU Policy 1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

LU Policy 1.24 Support a mix of uses on Mixed-Use Corridors.

LU Policy 1.25 Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.

LU Policy 1.28 Promote conditions that support those who live and work along Mixed-Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.

H Policy 1.1. Increase housing choices across the city to support economically diverse neighborhoods.

H Policy 1.2. Meet market demand for transit-oriented housing.

H Policy 1.3. Revitalize the city by developing land-efficient housing.

The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

The proposed site currently has one curb cut on Old Hudson Road which lead into both buildings parking garages and areas. The project proposes to connect the south access road to the fire easement access road and allow another curb. The additional curb will help distribute existing cars from both buildings. The height requested by this C.U.P. will not affect the ingress and egress of vehicular traffic.

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.

The general purposes of height limits are to maintain access to light and air for surrounding properties, to preserve important views and to mitigate shadowing – particularly of residential properties and significant public spaces. Since this site borders with only one building on the east side, and since the distance between the building exceeds 70 feet or any setback, the project will not be detrimental to adjacent development or endanger the public health, safety and general welfare.

The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The added height to 85 feet will not impede any development or improvements to surrounding properties. The building to the east (Capital View Apartments) is 45 feet tall and separated by 72' wide street and surface parking on both sides of it. The added height will not impede the adjacent property from adding solar to the roof.

The use shall, in all other, conform to the applicable regulations of the district in which it is located.

The added height in all other aspects will conform to the regulations of the district. The project was introduced to the Southside District Council on June 15th and The District Council supported the project. At the time of the meeting the council asked about many aspects of the building, they have complimented the design and even urged for more stories to get more needed units. The district Council did not want to deny or approve anything formally, because of main two reasons: at the time of the presentation, no official application was on their table and they wanted to see some actions towards Affordable Housing. This request was shared with the client who since then started to explore this with a special consultant who is currently working with him on achieving his goal.



Hazel St N

Old Hudson Rd

Ruth St N To Wb I94

Interstate 94

To White Bear Ave N

Eb I94 To Ruth St N

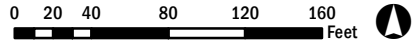


FILE #20-048-857 | Aerial map
Application of Samir Abumayyaleh

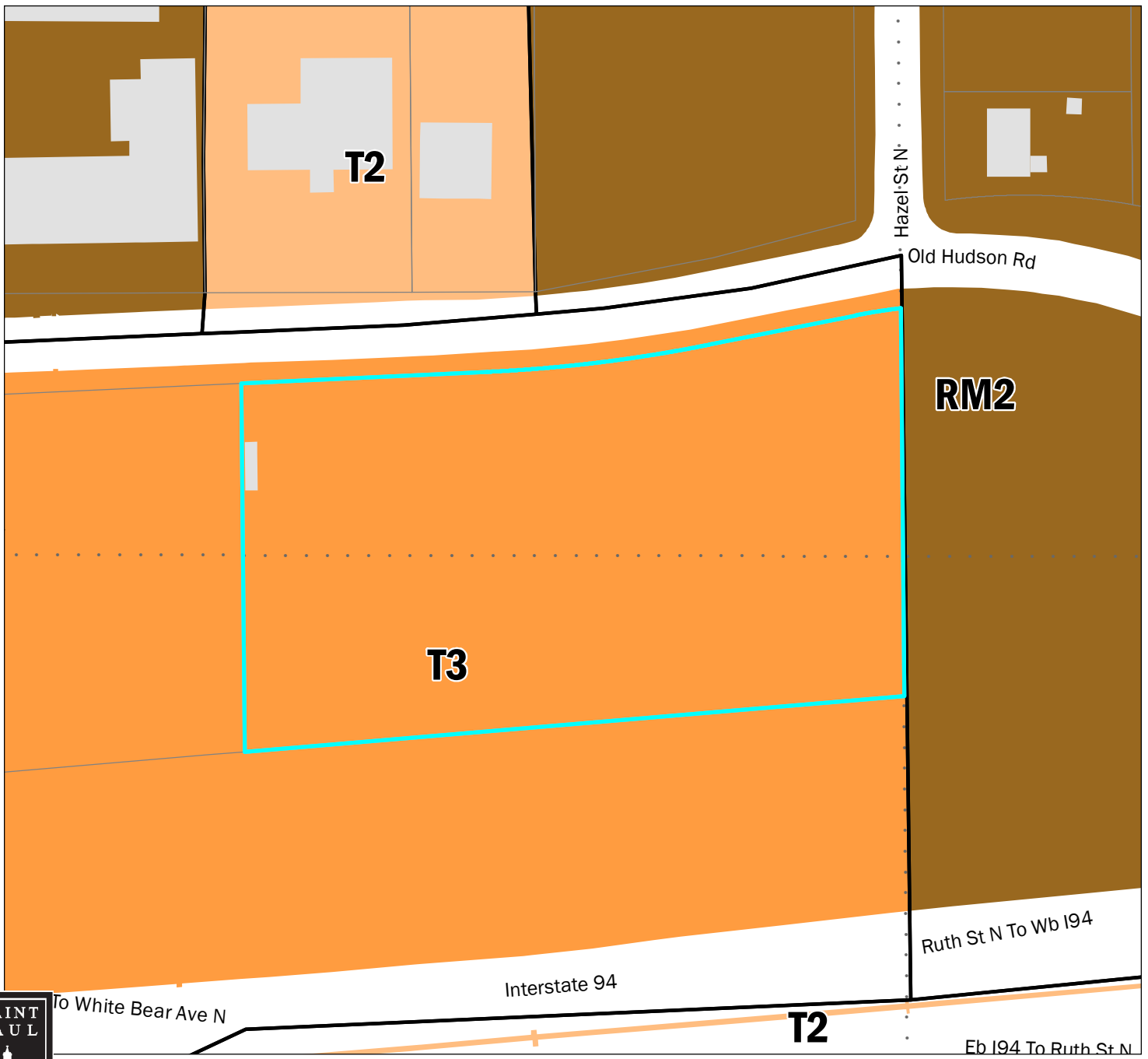
Application Type: CUP
 Application Date: July 1, 2020
 Planning District: 1

Subject Parcel(s) Outlined in Blue

ParcelPoly on

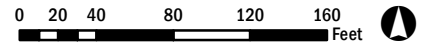


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FILE #20-048-857 Zoning map
Application of Samir Abumayyaleh

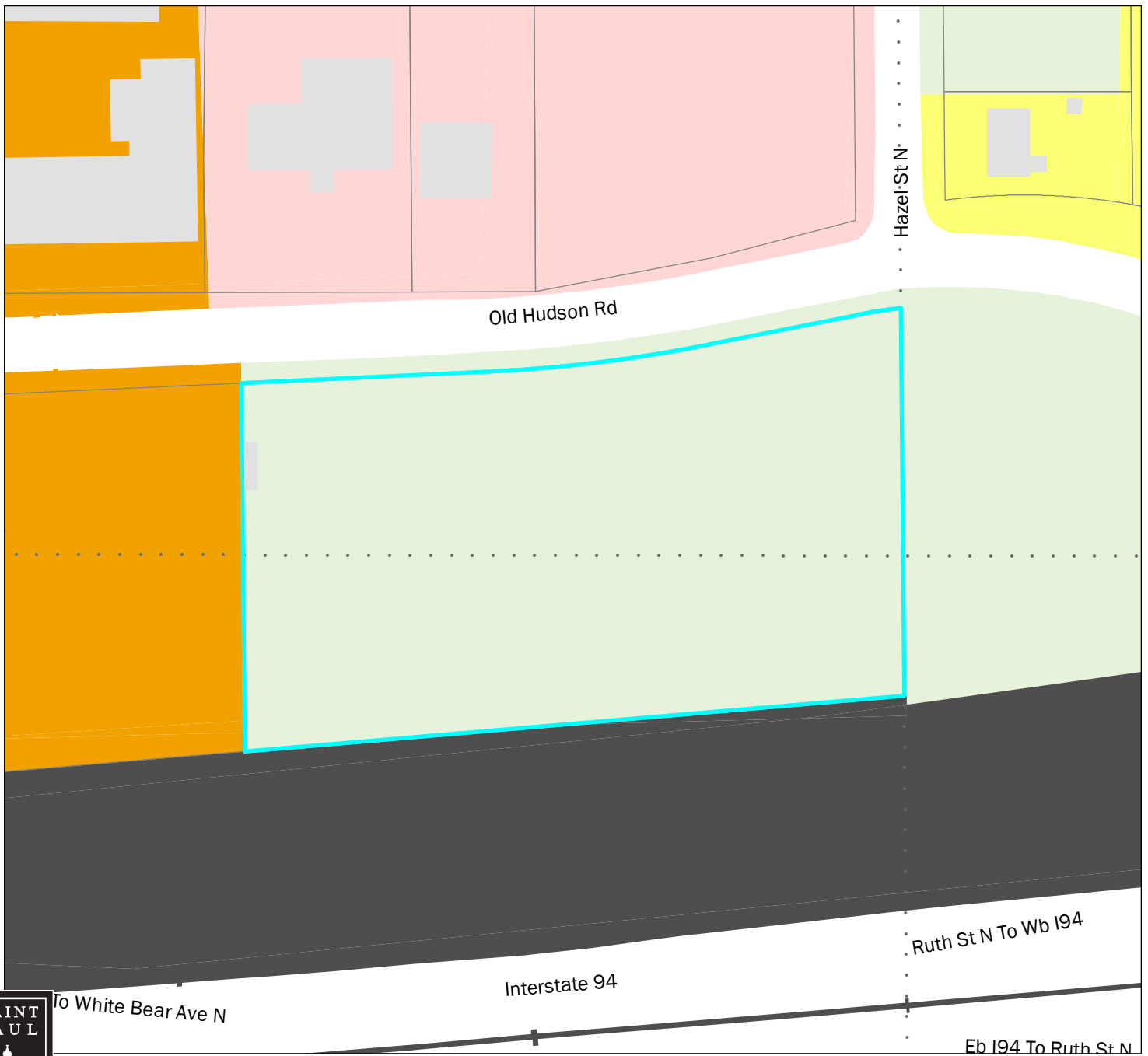
Application Type: CUP
 Application Date: July 1, 2020
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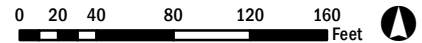
Subject Parcel(s) Outlined in Blue

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 #20-048-857 Existing land use
Application of Samir Abumayyaleh

Application Type: CUP
 Application Date: July 1, 2020
 Planning District: 1



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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 | |