ZONING COMMITTEE STAFF REPORT

1. **FILE NAME**: Raymond Station LLC Mixed Use Building  
   **FILE #**: 19-020-233

2. **APPLICANT**: Raymond Station LLC  
   **HEARING DATE**: April 11, 2019

3. **TYPE OF APPLICATION**: Conditional Use Permit

4. **LOCATION**: 2250 University Ave W, SW corner of University and Hampden

5. **PIN & LEGAL DESCRIPTION**: 3229321200015, LOT 83 AND THE NELY 125' of SELY 87' OF LOT 82, HEWITTS OUTLOTS

6. **PLANNING DISTRICT**: 12  
   **PRESENT ZONING**: T3

7. **ZONING CODE REFERENCE**: §66.331(g); §63.102; §61.501, §61.502

8. **STAFF REPORT DATE**: April 4, 2019  
   **BY**: Anton Jerve

9. **DATE RECEIVED**: March 19, 2019  
   **60-DAY DEADLINE FOR ACTION**: May 18, 2019

A. **PURPOSE**: Conditional use permit (CUP) for mixed-use building height: 55' allowed by right; 90' allowed with CUP; 83' proposed (86.5" for elevator overrun)

B. **PARCEL SIZE**: 41,817sf (Irregular lot with 187 feet of frontage on University Avenue)

C. **EXISTING LAND USE**: Commercial

D. **SURROUNDING LAND USE**:
   - North: Multi-family residential (T3)
   - East: Commercial (IT)
   - South: Industrial (I2)
   - West: Commercial/Industrial (T3)

E. **ZONING CODE CITATION**: §66.331(g) provides for building height above 55' with a conditional use permit in T3 districts. §63.102 establishes application of height limits. §61.501 lists general conditions that must be met by all conditional uses.

F. **PARKING**: Zoning Code §63.207 requires a minimum of 0 spaces at this location.

G. **HISTORY/DISCUSSION**: There is no zoning history for this project. The project is in the University-Raymond Commercial Historic District and was approved through the Saint Paul Heritage Preservation Commission (File #19-011) on March 25, 2019. The existing uses were established after the period of significance for the district and are not contributing buildings. Per §66.331(g), the planning commission may require a shadow study when reviewing a CUP for height. Because shadows will primarily be cast on University Avenue and the right of way is 120' here, no impacts are anticipated and therefore a shadow study is not recommended in this case.

H. **DISTRICT COUNCIL RECOMMENDATION**: The District 12 Council supports approval of the CUP for additional height.

I. **FINDINGS**:
   1. The application is for a six- and seven-story, mixed-use building. The T3 zoning allows a building height of 55' by right, and 90' is allowed with a CUP; 83' is proposed for the building with 86.5" for the elevator overrun. Structures for elevators are not typically counted toward building height, but can be considered by the planning commission when reviewing a CUP for height.
   2. §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 property is within the Raymond Station Area Plan boundary. The plan defines this location as part of the "Raymond Historic Village" Future Character Area. The use is in conformance with the Plan, particularly Section, 4.1.1 Built Form:

         New development should fit with its surroundings.
a) New development along University Avenue should be 2 to 6 residential stories in height with transitions that respect the existing scale and character of the historic buildings along the street. The northeast corner exhibits potential for taller building heights, and could reach 6-8 stories if setback from the intersection on a 3-4 story podium-type building.

b) New development should ensure that buildings have strong street presence along University, Charles and Myrtle. Buildings along Myrtle and Charles may step down to two stories.

b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. Automobile ingress and egress for commercial uses will be through an existing easement off University Avenue and entrance off Hampden Avenue. Residential automobile and service ingress and egress will be on Myrtle Avenue. These entry points will minimize traffic congestion in public streets by differentiating traffic. It will also minimize conflicts with pedestrian traffic on sidewalks.

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 use will be complimentary to the existing character of the development in the immediate neighborhood. The immediate development is a mix of uses and building types and heights. The use is within the Local Heritage Preservation District, University-Raymond Commercial Historic District. The project was approved through the Saint Paul Heritage Preservation Commission (HPC) with 18 conditions related to building design. No HPC conditions were related to building height. The HPC conditioned approval ensures a compatible character to the district.

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 use will not impede development of surrounding uses allowed in their respective zoning districts.

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. The project has been through the site plan review process and was determined to generally conform to all applicable regulations. Under §66.331(g) additional step-backs of one foot for every two and a half feet above 75’ are required. This condition is met.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit (CUP) for mixed-use building height: 55’ allowed by right; 90’ allowed with CUP; 83’ proposed (86’ 5” for elevator overrun) subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plans submitted and approved as part of this application in addition to the conditions of the HPC approval on March 25, 2019.
APPLICATION
Name Raymond Station LLC
Address 2323 Charles Avenue, Suite 100
City Edina State MN Zip 55114 Daytime Phone 763-633-7286
Name of Owner (if different) BRAD JOHNSON
Contact Person (if different) Phone

PROPERTY LOCATION
Address/Location 2250 University Ave
Legal Description See attached property survey.
Current Zoning T3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisio of
Chapter 66, Section 66.331, Paragraph (g) of the Zoning Code.

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

The applicant is requesting a height variance of 86'-5" (for elevator overrun) and
83'-0" (for base building) along Hampden Ave. The elevator overrun is setback 15'
and the base building is setback 5' from the property line along Hampden. Based on
the zoning ordinance the 66.331 (g) the required stepping of 1' for every 2.5' of
height over 75' indicates that the building complies.

The applicant is also requesting a height variance of 83'-0" (for base building) along
Myrtle Ave with a setback 3'-6" from the property line. Based on section 66.331, the
additional 8' of height over 75' with a setback of 3'-6" indicates that the building
complies with the zoning.

Required Site Plan is attached

Applicant's Signature Date 3/14/19 City Agent

Rev 9/4/14
Dear Mr. Jerve,

The St. Anthony Park Community Council (SAPCC) supports the conditional use permit for mixed-use building height for 83’ proposed at 2250-2264 University and 731 Hampden. We encourage the City and developer to continue to explore all possible options to reach the goal of in our 10-year Community Plan draft (30%) and the draft of the City’s Comprehensive Plan. The SAPCC Board of Directors voted unanimously to support the CUP at our meeting March 14, 2019.

Thank you for your consideration.

Sincerely,

Kathryn Murray
Executive Director

cc: Paul Dubruiel, Planning Tech for Zoning – City of St. Paul
Brad Johnson, Owner – Raymond Station, LLC
FILE #19-020233 | AERIAL MAP
Application of Raymond Station LLC
Application Type: CUP for Building Height
Application Date: March 15th, 2019
Planning District: 12

Subject Parcel(s) Outlined in Blue

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FILE #19-020233 | LAND USE MAP
Application of Raymond Station LLC
Application Type: CUP for Building Height
Application Date: March 15th, 2019
Planning District: 12

Subject Parcel(s)Outlined in Blue

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water