ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Shawn Cooper
2. APPLICANT: Shawn Cooper
3. TYPE OF APPLICATION: Conditional Use Permit
4. LOCATION: 322 - 336 Larpenteur Ave W, between Farrington and Western
5. PIN & LEGAL DESCRIPTION: 24.29.23.12.0007 and 24.29.23.12.0008; Edwin M. Ware’s Cumberland Addition Plat 2, the N 217 ft. of the E 100 ft. of a tract composed of Lot 1, Lot 2, & E 26.54 ft. of Lot 3, Block 1
6. PLANNING DISTRICT: 6
7. ZONING CODE REFERENCE: § 65.705; § 65.706; § 61.501
8. STAFF REPORT DATE: April 3, 2019
9. DATE RECEIVED: March 22, 2019

60-DAY DEADLINE FOR ACTION: May 21, 2019

A. PURPOSE: Conditional use permit for outdoor auto sales with auto repair and detail services.

B. PARCEL SIZE: 29,620 square feet

C. EXISTING LAND USE: Vacant land / display area for Roseville Auto Center

D. SURROUNDING LAND USE:
   North: City of Roseville – undeveloped land
   East: Community School of Excellence parking lot (RM1)
   South: Vacant land (R2)
   West: Office (B3)

E. ZONING CODE CITATION: § 65.705 lists the standards and conditions for auto repair stations. § 65.706 lists the standards and conditions for outdoor auto sales and rental. § 61.501 lists general conditions that must be met by all conditional uses.

F. PARKING: Zoning Code § 63.207 requires a minimum of one 1 space per 400 sq. ft. gross floor area plus one 1 space per 5,000 sq. ft. of outdoor sales for automobile sales and rental, and 1 space per auto repair service stall. The building has a gross floor area of around 3,100 square feet, requiring eight (8) parking spaces, plus one for each of the three repair bays, totaling a required 11 parking stalls.

G. HISTORY/DISCUSSION: In 2009, Duane Axtman, owner of Axtman Auto Sales and of the property, was granted a conditional use permit to add auto repair as a component of the outdoor sales business that already existed at 336 Larpenteur Avenue. At the same time, Mr. Axtman obtained an Auto Repair Garage and Auto Sales license from the Department of Safety and Inspection and a lease from Ramsey County for use of right-of-way in front of 322 Larpenteur to display vehicles for sale.

   In 2016 the current applicants, Shawn and Mila Cooper, took over the business, continuing the sale and repair of vehicles under the name Roseville Auto Mall.

   Ramsey County has terminated the lease of the right-of-way land in front of 322 Larpenteur, reducing the number of vehicles the business can be displayed. In order to obtain a new license to use 322 Larpenteur for display of vehicles, the applicants have submitted a site plan to DSI for improvements including both 322 and 336 Larpenteur, and have applied for a conditional use permit to expand the business to include 322 Larpenteur. Upon approval of this permit, they intend to apply to DSI for an Auto Repair Garage and Auto Sale license that would include both 322 and 336 Larpenteur. There would be no change in the type or extent of the auto repair component; the applicants would continue to provide minor vehicle repair and detail services in the existing three repair bays at 336 Larpenteur. The portion of the site at 322 Larpenteur would be used to display vehicles for sale.
H. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council has not commented at the time this report was prepared.

I. **FINDINGS:**

1. A conditional use permit was issued in 2009 to add an auto repair component to the auto sales business that was already at 336 Larpenteur Avenue. The current application is to expand the sales and repair business to 322 Larpenteur Avenue.

2. § 65.706 lists the standards and conditions that must be met for outdoor auto sales and rental:
   
   (a) A *site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.* This condition is met. The applicants have submitted a site plan with this application, as well as a copy to the City of Saint Paul Department of Safety and Inspection for site plan review.

   (b) *Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.* This condition is met. Vehicular access is well over sixty (60) feet from the nearest intersection of Larpenteur Avenue and Farrington Street North.

   (c) *No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.* This condition is met. Repair work will continue to be conducted only within the existing repair bays on site.

   (d) *Except in the IT transitional industrial district, the minimum lot area shall be fifteen thousand (15,000) square feet.* This condition is met. The zoning is B3, and the total area covered by this permit would be 29,620 square feet.

3. § 65.705 lists the standards and conditions that must be met for auto repair stations:

   (a) *The minimum lot area shall be fifteen thousand (15,000) square feet.* This condition is met. The total area covered by this permit would be 29,620 square feet.

   (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.* This condition currently is not met. The business is currently encroaching on City parkland, zoned R2 One-Family Residential, to the south. This condition can be met subject to construction and maintenance of an obscuring fence along the south property line of both 336 and 322 Larpenteur Avenue.

   (c) *All repair work shall be done within an enclosed building.* This condition is met. Repair work will continue to be conducted only within the existing repair bays on site.

   (d) *There shall be no outside storage.* This condition is met. The outdoor space is intended only for display of cars for sale. The existing building will contain any storage necessary for company operations.

4. § 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 District 6 plan emphasizes the importance of a strong and vital commercial and industrial base. The land use chapter of the Comprehensive Plan calls for a mix of land uses, and emphasizes the need to mitigate land use conflicts with careful design and appropriate screening.

   (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Existing adequate ingress and egress will remain.
(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. Improvements proposed for the property shown on the site plan submitted with the application will improve the character of development.

(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. An expanded permitted boundary will not impede use or development of the B3 property to the west, R2 property to the south, or RM2 property to the east.

(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 use complies with the requirements listed in the B3 zoning district.

J. STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of a conditional use permit for outdoor auto sales with auto repair and detail services, at 336 - 322 Larpenteur Avenue, 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. Construction and maintenance of an obscuring fence along the south property line adjoining City parkland; and

3. Removal of the business encroachment on the adjoining City parkland currently being used by the business for parking.
## 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) 266-6589

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**APPLICANT**

**Name:** Shawn Mila Cooper  
**Email:** milacooper10000.com

**Address:** 3361 352 La Freniere Ave

**City:** LaFreniere  
**State:** MN  
**Zip:** 55109  
**Daytime Phone:** 715-441-5421  
**Cell Phone:** 715-898-615

**Name of Owner (if different):** Crystal Talman

**Contact Person (if different):** Shawn Cooper  
**Phone:** 715-808-615

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**PROPERTY LOCATION**

**Address/Location:** 3361 352 LaFreniere Ave

**Legal Description:** 04923100008/0492310007

(attach additional sheet if necessary)

**Current Zoning:**

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**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section _______ Paragraph _______ of the Zoning Code.

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**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. Attach additional sheets if necessary.

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**Required Site Plan is attached**

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**Applicant's Signature:**  
**Date:** 3/06/19  
**City Agent:**

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Rev 8/4/14

3-22-19
Roseville Auto Mall Business Summary

Roseville Auto Mall is an extension of already established pre-owned car dealership located in Maplewood, MN (Cooper Motors DBA Maplewood Auto Mall, Dealer License 36891) and an addition to Midwest Auto Malls group. Midwest Auto Malls group is family owned and operated by Mila Cooper since 2009.

Midwest Auto Malls Group:

1. Maplewood Auto Mall
   2529 White Bear Ave
   Maplewood MN 55109

2. Roseville Auto Mall
   336 Larpenteur Ave
   St Paul MN 55113

3. Cooper Motors LLC
   101 n 4th st
   New Richmond WI 54017

4. New Richmond Auto Mall
   1234 Knowles Ave
   New Richmond WI 54017

Maplewood Auto Mall, MN & Cooper Motors, WI holds an A+ rating with Better Business Rating. Also is certified as Women owned small business with Small Business Administration.

Roseville Auto Mall will offer high quality pre-owned vehicles with low miles that can be purchased by cash or financed by major lenders that are accessible on site.

Roseville Auto Mall will be open Monday-Friday 9.00-7.00 and on Saturday 9.00-5.00.

The average in price of a vehicle will vary between $9,995 - $16,995. Without high overheads and lofty franchise fees, Roseville Auto Mall is able to offer wider selection of quality
pre-owned vehicles at a significantly lower cost than any mainstream auto dealerships around the area.

Roseville Auto Mall Inventory will contain approximately 40 used vehicles including cars, SUV’s, and trucks of all make and models. Roseville Auto Mall will have an immediate access to all the inventory from Midwest Auto Malls.

Roseville Auto Mall will provide minor vehicle repair and detail services. No major repair service or body repair services will be done on site.

We are looking forward to grow along with city of Saint Paul, District 6 Ward 5 and new Rice-Larpenteur Gateway Vision Plan plan while supporting new jobs and give back to the community.

Conditional Use permit, general standards response:

A) Yes
B) Yes
C) Yes
D) Yes
E) Yes

Mila Cooke
3/27/14
715-808-1015
NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY KEMPER & ASSOCIATES INC.

2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.


4. CUSTOMER/Employee PARKING = 14 STALLS (INC. 1 ACCESSIBLE ST.)

5. TOTAL LOT AREA = 29,285 SF (56.69 ACRES)

EXISTING IMPERVIOUS SURFACE AREA = 29,031 SF (95.99%)

PROPOSED IMPERVIOUS SURFACE AREA = 25,485 SF (85.06%)

CITY OF ST. PAUL PERMIT REQUIREMENTS:

- ORDERING DESTRUCTION AND EXCAVATION PERMITS: Contact Public Works Right of Way Service at 651-266-4131. It is strongly recommended that contractors call for cost estimates prior to applying to obtain accurate cost estimates.

- DESTRUCTION PERMIT: The contractor must obtain an Abstraction Permit if construction (including all fences) will block City streets, sidewalks or streets, or if driving over curbs.

- EXCAVATION PERMITS: All digging in the public right of way requires an Excavation Permit. If the proposed building is closer than 3 feet away, excavation into the right of way is necessary to facilitate construction. Contact the utility inspector.

- FAILURE TO SECURE PERMITS: Failure to secure Abstraction or Excavation Permissions will result in a double-fee and other fees required under City of St. Paul Legislative Code.

REVIEW PLAN
NOT FOR CONSTRUCTION
FILE #19-025272 | AERIAL MAP
Application of Shawn Cooper
Application Type: Conditional Use Permit
Application Date: March 22, 2019
Planning District: 6

Subject Parcel Outlined in Blue

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustration purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering scheme. It is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.
FILE #19-025272 | LAND USE MAP
Application of Shawn Cooper

Application Type: Conditional Use Permit
Application Date: March 22, 2019
Planning District: 6

Subject Parcel 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
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Industrial and Utility
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plat and does not affect the title or ownership of the property. It is not intended to be relied upon for any construction or land development purposes. This document is a property of Ramsey County, Metropolitan Council, State of Minnesota.
FILE #19-025272 | ZONING MAP
Application of Shawn Cooper
Application Type: Conditional Use Permit
Application Date: March 22, 2019
Planning District: 6

Subject Parcel Outlined in Blue

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- ITM IT with Master Plan
- IT Transitional Industrial
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

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