A. PURPOSE: Conditional use permit for a reception hall

B. PARCEL SIZE: 27,878 square feet

C. EXISTING LAND USE: Industrial and utility (vacant)

D. SURROUNDING LAND USE:
   North: Parking, with three restaurants and two commercial uses north of the parking lots
   East: Parking, railroad, and undeveloped land
   South: Industrial, commercial, and parking
   West: Commercial and parking

E. ZONING CODE CITATION: § 61.501 lists general conditions that must be met by all conditional uses.

F. PARKING: Zoning Code § 63.207 requires a minimum of sixty-six (66) spaces for reception halls of this size (1 space per 200 square feet of gross floor area). The applicant proposes to use the provision in § 63.210 for up to a 10% reduction in the parking requirement by providing 24 bicycle spaces, reducing the requirement to sixty (60) parking spaces. Thirteen (13) spaces are proposed on-site. The applicant is arranging a shared parking agreement under the provisions of § 63.206(d) for use of a parking area directly north to provide the forty-seven (47) remaining required parking spaces, which will require separate Planning Commission approval. That application has not been submitted yet and will undergo Zoning Administrator review.

G. HISTORY/DISCUSSION: The roughly thirteen-thousand square foot, two-story (split-grade) manufacturing and warehousing building on the site has been vacant since at least 2007, though industrial and commercial firms have shown interest.

The site has room for only thirteen parking spaces, necessitating alternative provision of the required sixty-six (66) parking spaces. Per § 63.210 of the Zoning Code, installment of twenty-four (24) bicycle parking spaces reduces the requirements by 10% to sixty (60) spaces. After the thirteen (13) on-site spaces, forty-seven (47) spaces are still required. Originally applying for a variance for the unmet parking requirement, the applicant has withdrawn the variance application and has expressed intent to apply for a shared parking arrangement for use of the parking lot.
directly to the north. That application has not been submitted yet, nor has an adequately detailed projection of parking that the event center will generate.

H. **DISTRICT COUNCIL RECOMMENDATION:** The West Side Community Organization had not submitted a comment by the time of this report.

I. **FINDINGS:**

1. The applicant is applying for a conditional use permit to allow an event center with an event capacity between two-hundred (200) and three-hundred (300) people.

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 2030 Comprehensive plan labels this property Mixed Use Corridor. Growth in this area “provides for housing for changing demographic groups, jobs that capitalize on emerging labor markets, and commercial areas with goods and services for people who live and work along them.” Mixed Use Corridors are centered on arterial and collector streets and primary thoroughfares, providing a mix of residential and commercial uses. Wabasha Street is a primary connection between Downtown and the West Side neighborhood. Additionally, the Comprehensive Plan “recognizes that some existing commercial areas attract regional patrons as well as local customers [and] are more oriented to the automobile.” The form of this building, brought close to the right of way and acting as an anchor for the block, conforms to traditional urban form principles encouraged by the Plan. The following Land Use policies support the harmony between the 2030 Comprehensive Plan and establishment of an event center that exhibits traditional urban building form at this location:

1.24 Support a mix of uses on Mixed-use Corridors

1.46 Encourage the expansion of compact commercial areas in Neighborhood Centers and Mixed-Use Corridors to further the objectives of both categories of neighborhoods.

1.47 Ensure that streets in **compact urban building form**, streetscape amenities, and traffic calming measures.

1.49 Continue to promote principles of traditional urban form in the design of new or renovated commercial buildings.

This parcel lies on the western-most edge of the West Side Flats as covered by the West Side Flats Master Plan (“Master Plan”, adopted 2013) which envisions on the West Side Flats “a broad mix of land uses, retention and growth of jobs, and appropriate transitions between neighborhoods and employment land uses.” The Master Plan also designates this parcel a Mixed-Use Corridor, which accommodate “a broad mix of land uses, such as residential, retail, restaurants, office, civic/institutional. ... Street-level uses should be predominantly non-residential...” Land use strategies in the Master Plan that support establishment of an event center at this location include the following:

LU2) Promote active commercial, civic, and institutional land uses at street level within buildings facing Mixed-Use Corridors, including the River Esplanade.

LU5) Cultivate stronger relationships between Employees: Center businesses, new residents and employees on the West Side Flats, as well as the greater West Side community.
LU7) Reuse selected older industrial buildings that no longer meet the needs of more conventional industrial users but that have the potential for high job density.

LU8) Promote redevelopment of vacant and underutilized sites to benefit existing businesses, attract new businesses, and create an Employment Center.

The West Side Community Plan (adopted 2013) also applies to this parcel. Supporting this application are the following Objectives:

LU1 Support land use that balances the housing, commercial, industrial, ecological, agricultural and green space needs of the community.

LU3 Promote development that maintains the traditional urban form…

B1 Reinvigorate the economy on the West Side through commercial/industrial start ups and business expansion.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The proposed site plan includes ingress and egress points for the thirteen parking spaces on the property. Both are over one hundred (100) feet from the intersection of Wabasha Street and Plato Boulevard, and will provide adequate ingress and egress to minimize traffic congestion on public streets. The applicant is arranging a shared parking agreement for use of parking spaces directly north of the site, in a parking lot that has adequate ingress and egress to minimize traffic congestion on public streets.

(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 existing character of this area includes compatible commercial and restaurant businesses. The applicant has stated this event center will be primarily used on weekends and in evenings, avoiding traffic and parking conflicts with surrounding uses which primarily generate traffic during business hours on weekdays.

(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. Improvements to this building and property will be contained within the lot boundaries. The proposed event center will not impede use of the surrounding property, and is compatible with surrounding uses.

(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 subject to approval and maintenance of a shared parking agreement, under the provisions of Zoning Code § 63.206(d), for use of a nearby parking lot for the number of required parking spaces not provided on the site.

J. STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the conditional use permit for a reception hall at 160-162 S. Wabasha Street subject to the following 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. A shared parking agreement under the provisions of Zoning Code § 63.206(d), subject to approval by the Planning Commission and the Zoning Administrator, must be maintained for the number of required parking spaces not provided on the site.
Request for Continuance

Date: September 25, 2019

Dan Edgerton, Chair
Zoning Committee
City of Saint Paul
1400 City Hall Annex
Saint Paul, Minnesota 55102

Re: Zoning File # 19-084-455

Dear Mr. Edgerton:

I am the applicant or the applicant’s duly appointed representative for this zoning file.

I request a continuance of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on October 10, 2019.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for October 18, 2019, will also be continued.

I request that the Zoning Committee continue the public hearing for this zoning file to October 24, 2019, I understand that the Planning Commission would then be scheduled to make their decision on November 1, 2019.

I am aware of and understand the statutory requirements found in Minn. Statute § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. §15.99 by 14 days to November 25, 2019, to accommodate the continuance I am requesting.

Sincerely,

Signature of Applicant or
Applicant’s duly appointed
representative.

ANGELA TRYGG
Printed name of applicant or
applicant’s duly appointed
representative
CONTRAIN 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

APPLICANT
Name: Wabasha Partners, LLC
(must have ownership or leasehold interest in the property, contingent included)
Address: 160 Wabasha St City: St Paul State: MN Zip: 55107
Email: jbrown@lhnpm.com Phone: 612-702-7489
Name of Owner (if different):
Contact Person (if different):
Address:

PROPERTY INFO
Address/Location: 160 Wabasha St
PIN(s) & Legal Description: See attached
Lot Area: 64 Acres Current Zoning: T3m

TYPE OF PERMIT:
Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 6.505 for the following use or purpose:
Event Space

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
☑ Legal description also attached

☑ 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: 9/19/19

Rev 7.4.2019
Required Findings

9/9/2019

160 Wabasha St
St Paul, Mn 55107

Supporting Information

As the one the new owners of 160 Wabasha St I will describe in this supporting information
document the ways that our proposed project meets the intent of the zoning code and supports
the long range goals for the enhancement and development of the broader downtown St Paul
area.

160 Wabasha is roughly a 14,000 sqft two story structural concrete building with extensive
views of the downtown St Paul skyline. It is positioned within three blocks of downtown St Paul
in an area, Westside Flats, that is poised for redevelopment.

The building has historically been used for light manufacturing and storage, this use has
become outdated within the context of the surrounding properties that are, restaurant/private
events space, i.e.; Josephs Restaurant, offices, gas station.

Our proposed use is to convert the entire building into a event space that would serve the
immediate neighborhood and surrounding metro area. The area where the building is located is
densely commercial so our proposed event space use will not disrupt any other uses or quiet
enjoyment. The area is mostly commercial manufacturing and office space, our use will be
primarily during hours that those businesses are closed, nights and weekends.

Our event capacity will be between 200-300 people, there are many other similar event spaces
in the Twin Cities with the same or less parking available on site.

We have 14 parking spaces on site and an agreement with a valet parking company and a
surface parking lot one block away that will be able to accommodate all of the events that we
are going to have. This will mitigate any impact from the event parking as well as the fact that
the entire area has reduced usage on nights and most weekends.

Our proposed plan will be an enhancement to the neighborhood and be a catalyst for other
likeminded development in the area

Thank you for your consideration

James Brown
FILE #19-084455 Aerial
Application of Wabasha Partners LLC

Application Type: CUP w/Variance
Application Date: Sept. 12, 2019
Planning District: 3

Subject Parcel(s) Outlined in Blue
FILE #19-084455 Existing Land Use
Application of Wabasha Partners LLC
Application Type: CUP w/Variance
Application Date: Sept. 12, 2019
Planning District: 3

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