

ZONING COMMITTEE STAFF REPORT

FILE NAME: 597-605 Front Rezoning

FILE #: 23-077-798

APPLICANT: Pillai Builders LLC

HEARING DATE: September 21, 2023

TYPE OF APPLICATION: Rezoning

LOCATION: 597-605 Front Avenue, between Dale Street and Kent Street

PIN & LEGAL DESCRIPTION: 25-29-23-23-0086, -0087, & -0088; Lots 44-47, Block 14, Como Prospect Addition

PLANNING DISTRICT: 6

EXISTING ZONING: B3

ZONING CODE REFERENCE: § 61.801(b), § 66.313

STAFF REPORT DATE: September 7, 2023

BY: Marilyn Rosendahl

DATE RECEIVED: August 28, 2023

60-DAY DEADLINE FOR ACTION: October, 26, 2023

A. **PURPOSE:** Rezone from B3 general business to T2 traditional neighborhood

B. **PARCEL SIZE:** 0.35 +/- acres or 15,245 square feet

C. **EXISTING LAND USE:** vacant lots

D. **SURROUNDING LAND USE:**

North: medium-density residential (RM2)

East: medium-density residential (RM2)

South: general business (B3)

West: general business (B3)

E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.313 provides the intent and purpose of the T2 traditional neighborhood district.

F. **HISTORY/DISCUSSION:**

The subject property was zoned B3 as part of a citywide rezoning in 1975. Prior to that, the property was zoned "Light Industry District" under the previous zoning code (1922-1975). The Light Industry District allowed all commercial & residential uses.

Residents and businesses in the vicinity of the Dale-Como-Front neighborhood node were served by the Como-Harriet Street Car Route #1 connecting downtown St. Paul, state capital, Como Park, State Fair Grounds, University of Minnesota, downtown Minneapolis, Uptown, and southwest Minneapolis. At the of Como-Front-Dale intersection, streetcars running NW on Como from downtown Saint Paul would turn west on Front Avenue. This location influenced the viability of business creation given the consistency in traffic (potential business patrons) coming from multiple directions. Today Metro Transit Route 3 continues to connect residents and patrons to and from this neighborhood node to downtown Saint Paul, Como Park and State Fair grounds area, both U of MN campuses, and downtown Minneapolis. Metro Transit Route 65 also connects residents and patrons north and south within Saint Paul along Dale Street to shopping and employment centers in Roseville at Rosedale or south to the Summit Hill area.

In addition to residential and commercial uses, the Dale-Como-Front node includes Niem Phat Buddhist Temple and associated off-street parking.

The overlap of northwest by southeast Como Avenue right-of-way on a 90-degree grid pattern intersected right-of-way for Dale Street and Front Avenues, resulting in the challenges and opportunities of a complex intersection. Concrete curbs, sidewalks and a seating area are provided at a transit stop at a BP Gas station. Other businesses fronting along Dale within the neighborhood node, include a furniture repair shop, a pizza café, and other restaurateurs.

Historically a restaurant and bar establishments called Jeraldine's and later, Schroeder's Bar & Grill, occupied a structure on the western most part of the subject site, addressed as 605 Front from the late 1990s to sometime around 2012. These establishments held on-sale liquor licenses, restaurant licenses, and gambling licenses. Schroeder's was closed about ten years ago, with the building razed in 2015.

Pillai Builders purchased the three adjoining vacant lots within the B3 general business district with the intent to develop the property for residential use. The current development concept includes 5 row homes. A rezoning from B3 to T2 zoning would allow for a density of 8 attached residential units given the size of the total development area and ½ the adjoining 16-foot wide alley.

The applicants concur with Staff that the retention of non-residential development rights makes sense for this land area for the long-term within this historic neighborhood node. RM2 would work to accommodate the residential development proposal but is not consistent with our policy on neighborhood nodes (i.e. 602 Lawson Avenue rezoning example transitioning between this same B3 and RM2 districts to the north).

G. DISTRICT COUNCIL RECOMMENDATION: District Council 6, the North End Neighborhood Organization (NENO), met with the applicant to discuss their intent to request a rezoning to accommodate a proposal for 5 row homes at NENO's regular Land Use and Housing Committee meeting on August 22, 2023.

H. FINDINGS:

1. The request is to rezone the subject property from B3 general business to T2 traditional neighborhood.
2. The proposed zoning is consistent with the way this area has developed. Current land uses in vicinity of the subject site include a mixture of residential densities and housing types, childcare, educational institutions, and retail and personal services. The proposal to retain development rights for non-residential uses permitted in T2 traditional neighborhood is consistent with historical land use and zoning, as well as how the area has developed over time at this complex intersection. Long term flexibility is provided with the proposed zoning, by allowing for residential infill now that is compatible with surrounding uses but provides for the option to allow for business creation and complimentary uses over time as market conditions change.
3. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Plan designates this land area for mixed-use and is a designated Neighborhood Node. Mixed-use areas are primarily along thoroughfares well-served by transit, as is the case for the subject property. The goal is to provide a balance of jobs and housing within walking distance of each other.

The Land Use chapter focuses economic and population growth around transit and Neighborhood Nodes that supports daily needs within walking distance. The Dale-Como-

Front intersection is a designated neighborhood node, presently providing certain food services, fuel services, child daycare, and other essential services as described in the discussion. The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. The flexibility of uses can support compact, pedestrian-oriented commercial and residential development that can benefit from and support transit while allowing for a variety of housing types. The district acknowledges that careful treatment of parking and transitions to adjoining residential districts is important.

Efficient, adaptable and sustainable land use and development patterns and processes are also outlined as goals in the Land Use chapter. Policy LU-6 calls for the City to foster equitable and sustainable economic growth by directing new development to neighborhood nodes. Additional policies guiding the decision include land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities as provided in Policy LU-7.

The North End District 6 Plan, addendum to the Comprehensive Plan, provides a vision for residents to have a diverse range of housing options over their lifetime and improved access to services and to parks, schools, jobs, and institutions they value. The site is approximately 350 feet from Crossroads Montessori School at Kent Street - walking distance for children living in homes on this land. Love in Action, LLC, is a daycare presently operating immediately south of the site across Front Avenue, which is supportive to residential use of the subject site.

District 6 Policy LU-4 within calls for mixed use residential development on sections of Rice Street, portions of Dale, and Como Avenue. The Como-Front-Dale design guidelines, previously an addendum to the District Plan, were de-commissioned or considered obsolete and not having any bearing on this case.

4. The proposed zoning is compatible with the surrounding uses. The site is served by an alley on the north which allows for access to off-street parking without disrupting the flow of traffic on Front Street or anticipated impacts to the function of the intersection. The applicant also owns and is constructing additional housing at 600-604 Hatch Avenue just across the alley from the subject site to the north.

Residential uses to the east are also compatible with the proposed zoning. Sections of Front Avenue in the vicinity have historically developed with residential structures on both the north and south side in addition to commercial, retail, civic, and institutional uses.

5. Court rulings have determined that "spot zoning" is illegal in Minnesota. The rezoning proposal would not create an island of nonconforming uses and is therefore not "spot zoning".

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the request to rezone from B3 general business to T2 traditional neighborhood.



REZONING 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

PD=6

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) Pillai Builders LLC
Address 1769 Lexington Ave, #207 City Roseville State MN Zip 55113
Email Quintus@PillaiBuilders.com Phone 612-876-7607
Contact Person (if different) _____ Email _____
Address _____ City _____ State _____ Zip _____
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 599, 599, 605 Front Ave
PIN(s) & Legal Description 252923230087, 252923230088, 252923230086
(Attach additional sheet if necessary.)
See attached List
Lot Area _____ Current Zoning B3

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Pillai Builders, LLC

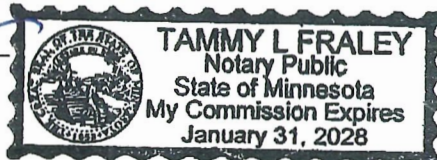
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B3 zoning district to a T2 zoning district, for the purpose of:

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date 8/28 2023

Tammy L Fraley
Notary Public



By: [Signature]
Fee owner of property

Title: Owner

COMO PROSPECT ADDITION LOT 43 BLK 14

COMO PROSPECT ADDITION LOT 44 BLK 14

COMO PROSPECT ADDITION LOTS 45 46 and lot 47 BLK 14

**OPAQUE THERMAL ENVELOPE REQUIREMENTS PER 2020 MN ENERGY CODE
[PER TABLE R402.1] - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT]**

OPAQUE ELEMENTS	REQUIRED VALUES	PROPOSED VALUES
ROOF - ATTIC	R-49	R-49
WALLS, ABOVE GRADE - WOOD FRAMED	R-20	R-20
WALLS, BELOW GRADE - POURED CONCRETE	R-10	R-15 + R-8 + R-0.5
FLOOR - TRUSS FRAMING	R-20	R-20 + R-15 + R-0.5
FLOOR - TRUSS FRAMING OVER GARAGE	R-30	R-49
VERTICAL FENESTRATION - FIXED	MAXIMUM U-0.32 U-FACTOR	MAXIMUM U-0.30 U-FACTOR
VERTICAL FENESTRATION - OPERABLE	MAXIMUM U-0.32 U-FACTOR	MAXIMUM U-0.30 U-FACTOR
VERTICAL FENESTRATION - ENTRANCE DOORS	MAXIMUM U-0.32 U-FACTOR	MAXIMUM U-0.30 U-FACTOR

NOTE: PROPOSED VALUES MEET OR EXCEED REQUIRED VALUES FROM TABLE R402.1 AND OPAQUE THERMAL ENVELOPE REQUIREMENTS PER 2020 MN ENERGY CODE.

CODE SUMMARY

SCOPE OF WORK: NEW CONSTRUCTION OF A 3 UNIT - THREE STORY CONDOMINIUM BUILDING. EACH FLOOR AREA IS 4058 SQUARE FEET. TOTAL DWELLING UNIT AREA + 10750 SQ.FT. TOTAL GARAGE AREA + 1348 TOTAL SQ.FT. 6068 SQ. FT. + 1208

APPLICABLE CODES: 2020 MINNESOTA STATE BUILDING CODE (IBC) 2020 MINNESOTA STATE ACCESSIBILITY CODE 2020 MINNESOTA STATE MECHANICAL AND P.L.E. GAS CODE 2020 MINNESOTA STATE FIRE CODE 208 MINNESOTA STATE PLUMBING CODE CHAPTER 478 2020 NATIONAL ELECTRIC CODE 2020 MINNESOTA STATE RESIDENTIAL ENERGY CODE CLASSIFIED AS RESIDENTIAL BUILDING PER CHAPTER 1 - DEFINITIONS

OCCUPANCY LOAD: 65 OCCUPANTS (3 PER UNIT - 143 SQ.FT. / 200)

OCCUPANCY TYPE: R-3 (IBC SECTION 303.1)

CONSTRUCTION TYPE: 1/8" IBC TABLE 605.3 AND 604.4 NEW THREE STORY APARTMENT BUILDING WITH APPROVED 18" AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWED UP TO 60 FEET TALL AND 3 STORES ABOVE GRADE. (IBC TABLE 605.3) BUILDING AREA WITH APPROVED 18" AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWED UP TO 1000 SQ.FT. PER FLOOR.

TYPE 'A' AND 'B' UNITS: NO TYPE 'A' UNITS REQUIRED IN BUILDING WITH 1 OR LESS UNITS - (IBC SECTION 107.6.2.1) NO TYPE 'B' UNITS REQUIRED IN MULTISTORY UNITS WITH NO ELEVATOR - (IBC SECTION 107.11)

NUMBER OF EXITS REQUIRED: 1 PER UNIT (IBC SECTION 1008)

STARBUCKS EGRESS WIDTH REQUIRED: 36" PER IBC SECTION 1011. EXEMPTION 1 ALSO. PER IBC SECTION 1009.4 (EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 3 OCCUPANTS PER UNIT x 0.3 x 3.5')

OTHER EGRESS COMPONENTS WIDTH REQUIRED (IBC 1009.3.2): 34" PER IBC SECTION 1009.3.1 AND 108" EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 3 OCCUPANTS x 0.3 x 3.6' 34" TOTAL EGRESS WIDTH PROVIDED

TRAVEL DISTANCE (IBC 1016): REQUIRED MAXIMUM TRAVEL DISTANCE + 15' MAXIMUM TRAVEL DISTANCE TO AN EXIT + 15'

PLUMBING FIXTURES (IBC TABLE 7002.1): REQUIRED PLUMBING FIXTURES PER DWELLING UNIT:
 - WATER CLOSET 1
 - LAVATORY 1
 - BATHUB OR SHOWER 1
 - KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTIONS (1 PER 20 DWELLING UNITS)

PLUMBING FIXTURES PROVIDED PER DWELLING UNIT:
 - WATER CLOSET 1
 - LAVATORY 1
 - BATHUB OR SHOWER 1
 - KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTION

AUTOMATIC SPRINKLER (IBC SECTION 903.3.1.2): TO BE INSTALLED THROUGHOUT PER NFPA 13R

APPROXIMATE GROSS FLOOR AREA: 1005 S.F. OF DWELLING UNITS AND ATTACHED 10 CAR GARAGES.

GENERAL NOTES

1. PLAN AND NOTES SHALVE WORK IS TO BE DONE BY CREDITED OR LICENSED CONTRACTORS. ADDITIONAL COSTS INCURRED BY NOT USING SUCH CONTRACTORS WILL BE BORNE SOLELY BY THE OWNER.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, CODE COMPLIANCE AND PLAN CONDITIONS.
3. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS AND DETAILS.
4. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR INCONSISTENCIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR/OWNER.
5. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
6. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO BE RESPONSIBLE.
7. SEE CONTRACTOR DOCUMENTS FOR ADDITIONAL INFORMATION.
8. MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO BE PROVIDED BY THE CONTRACTORS INSTALLING AND PROVIDING THESE SERVICES. THESE CONTRACTORS AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR VERIFYING PLAN CONDITIONS AS RELATED TO THEIR NEEDS PRIOR TO CONSTRUCTION.



TOTAL FRONT OPENING CALCULATIONS:
 TOTAL FRONT WALL AREA + 3264 S.F.
 TOTAL FRONT OPENING AREA + 642.9 S.F.
 TOTAL OPENING/WALL PERCENT + 19.7%

FRONT ELEVATION
 SCALE 1/4" = 1'-0"

SHEET INDEX:

- A1 CODE SUMMARY AND EXTERIOR ELEVATION
- A2 EXTERIOR ELEVATIONS
- A3 EXTERIOR ELEVATION
- A4 FOUNDATION PLAN
- A5 FIRST FLOOR PLAN
- A6 SECOND FLOOR PLAN
- A7 THIRD FLOOR PLAN
- A8 TYPICAL CROSS SECTION AND WALL/CEILING TYPES
- A9 CROSS SECTIONS



JIM MACKEY ARCHITECT
 733 Loring Avenue
 St. Paul, MN 55104
 Jim Mackey
 Office 651-644-0265
 registration # 2328

Design By:
Todd Orshun
 Office 651-432-2175
 Cell 651-854-8179
 toddorshun@tco2.com

Plan Date
05/20/2023

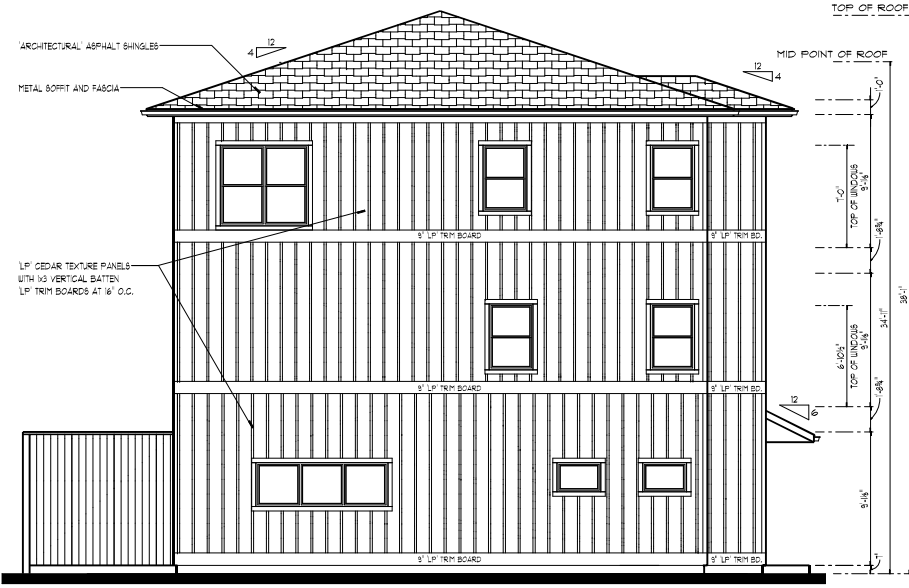
PILLAI BUILDERS
 608 FRONT AVENUE, ST. PAUL, MN 55101



TCO DESIGN
 Drafting and more design
 305 4th St. N. Suite 202
 Plymouth, MN 55441
 tco2.com
 Todd Orshun
 Office 651-432-2175
 Cell 651-854-8179
 toddorshun@tco2.com

Design #
tco202303

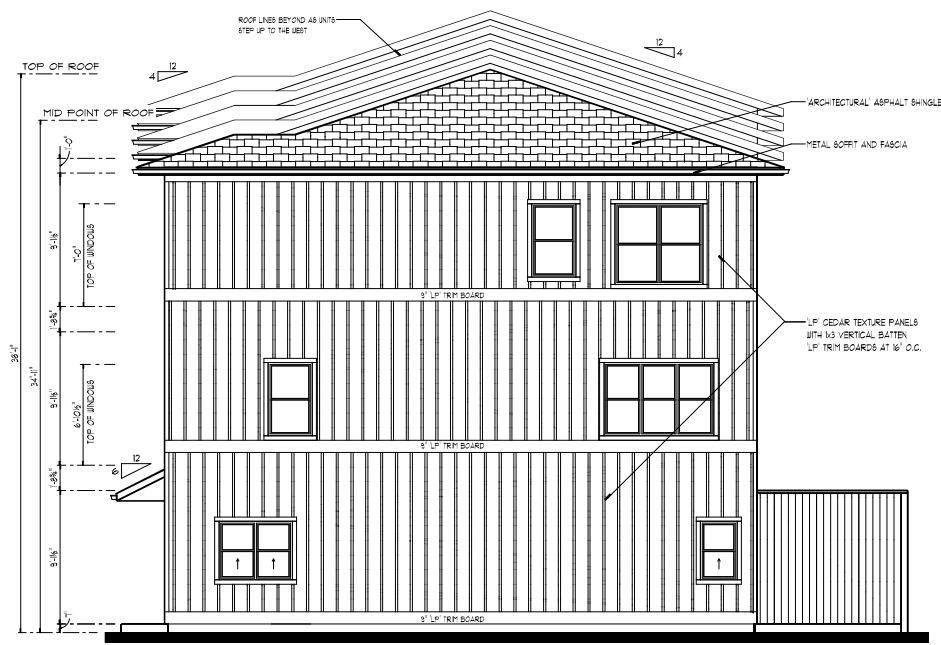




TOTAL LEFT SIDE OPENING CALCULATIONS:
TOTAL LEFT SIDE WALL AREA = 1230 S.F.
TOTAL LEFT SIDE OPENING AREA = 166.0 S.F.
TOTAL OPENING/WALL PERCENT = 13.5%

LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
TOP OF FIRST FLOOR WINDOWS TO BE
EVEN WITH TOP OF EXTERIOR DOORS.



TOTAL RIGHT SIDE OPENING CALCULATIONS:
TOTAL RIGHT SIDE WALL AREA = 1230 S.F.
TOTAL RIGHT SIDE OPENING AREA = 166.0 S.F.
TOTAL OPENING/WALL PERCENT = 13.5%

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
TOP OF FIRST FLOOR WINDOWS TO BE
EVEN WITH TOP OF EXTERIOR DOORS.



TOTAL REAR OPENING CALCULATIONS:
TOTAL REAR WALL AREA = 3264 S.F.
TOTAL REAR OPENING AREA = 561 S.F.
TOTAL OPENING/WALL PERCENT = 17.2%

REAR ELEVATION
SCALE 1/4" = 1'-0"

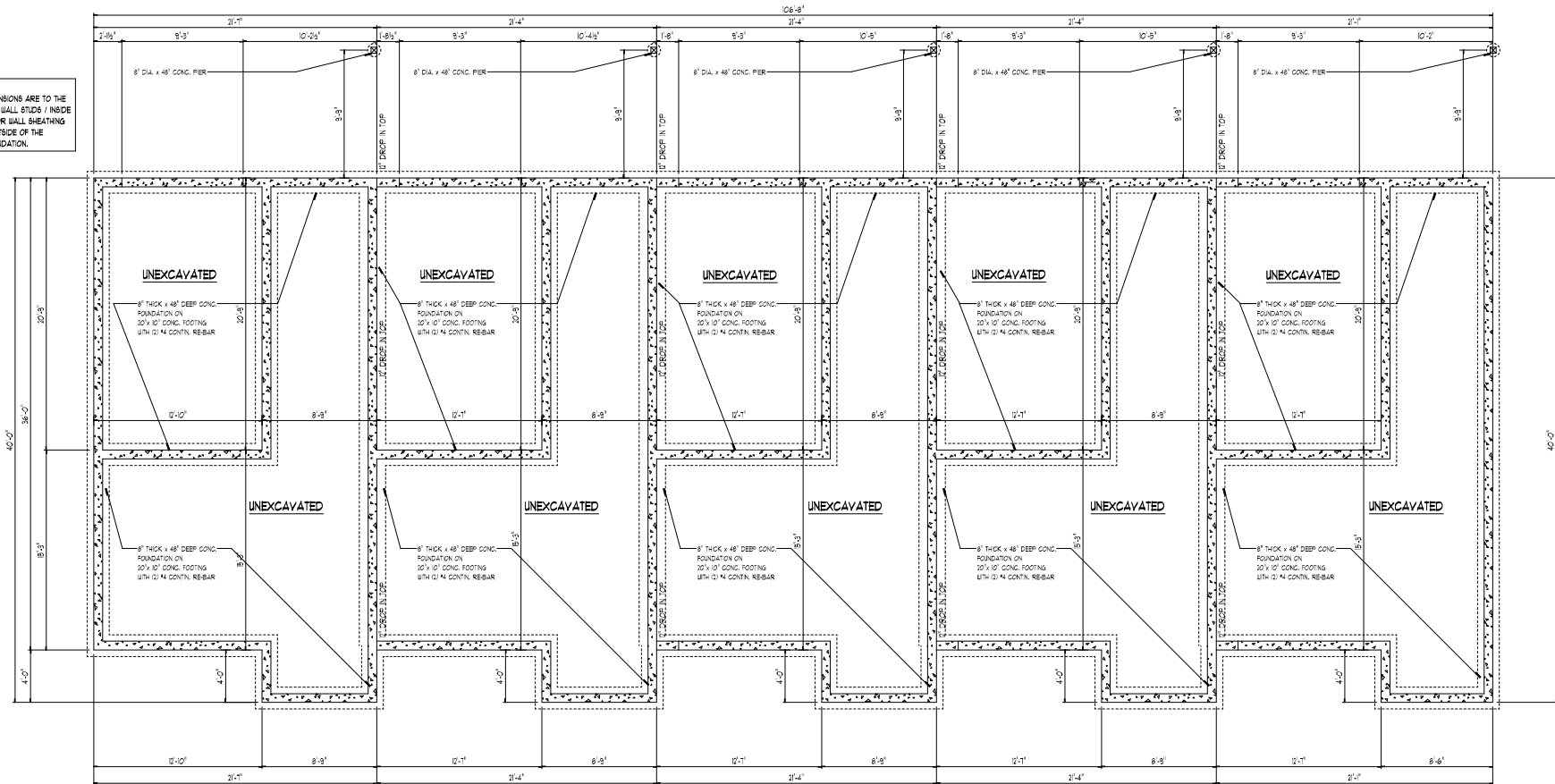
NOTE:
TOP OF FIRST FLOOR WINDOWS TO BE
EVEN WITH TOP OF EXTERIOR DOORS.

NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

HEADER SCHEDULE			
MARK	SIZE	TRIMMERS	KING STUDS
H1	(2) 2x10	(1) 2x6	(1) 2x6
H2	(2) 1 3/4" x 3 1/2" LVL	(1) 2x6	(1) 2x6
H3	(3) 1 3/4" x 3 1/2" LVL	(3) 2x6	(1) 2x6
H4	(2) 1 3/4" x 3 1/2" LVL	(2) 2x6	(1) 2x6

COLUMN SCHEDULE	
MARK	SIZE
C1	(3) 2x6
C2	(3) 2x6
C3	(4) 2x6

NOTE:
EXTERIOR DIMENSIONS ARE TO THE
OUTSIDE OF 2x6 WALL STUDS / INSIDE
OF THE EXTERIOR WALL SHEATHING
AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

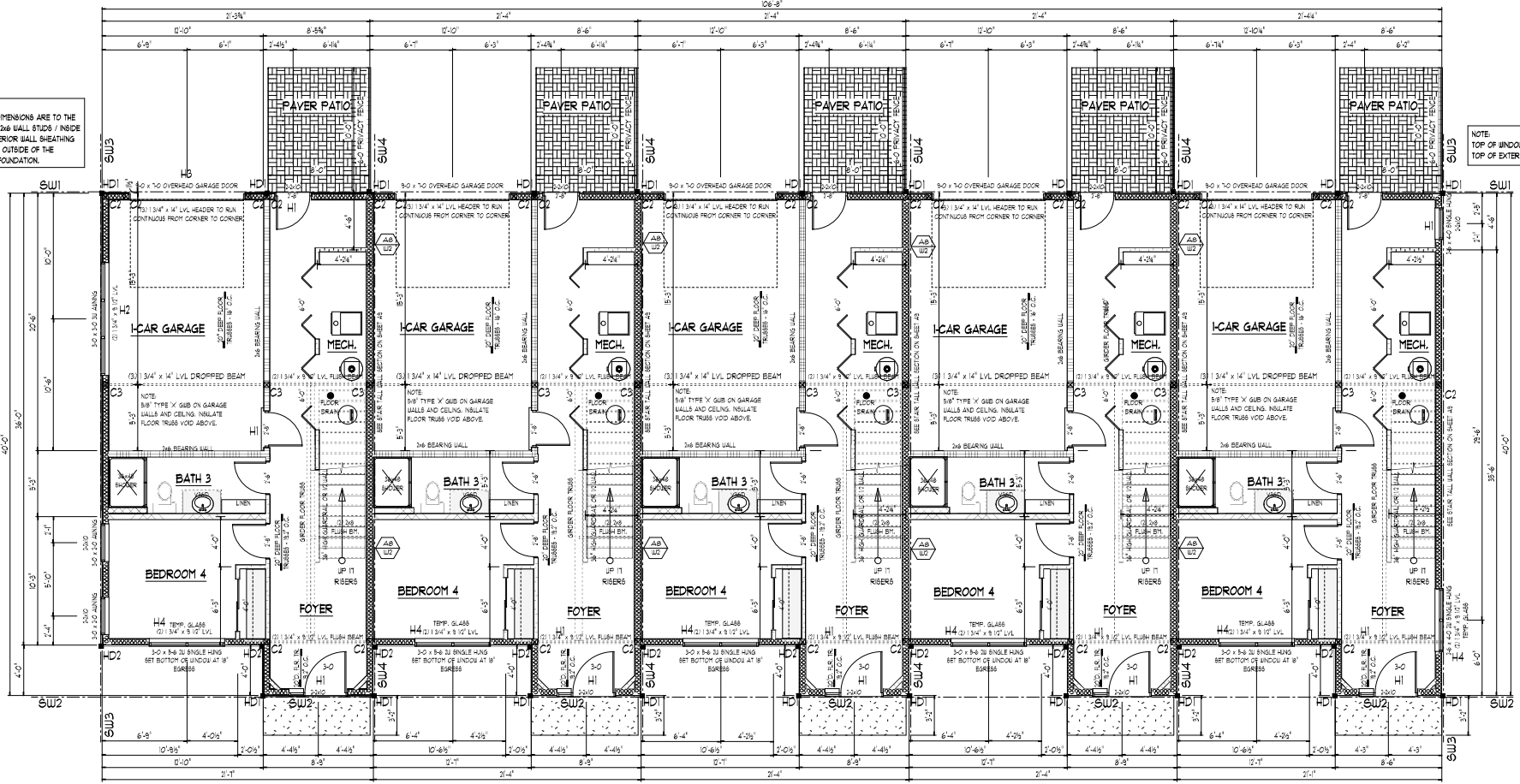
NOTE:
 SEE SUPPLEMENTAL SHEET
 S1 FOR ADDITIONAL
 STRUCTURAL INFORMATION.

HEADER SCHEDULE			
MARK	SIZE	TRIMMERS	KING STUDS
H1	(1) 2" x 10"	(1) 2x6	(1) 2x6
H2	(2) 1 3/4" x 8 1/2" LVL	(2) 2x6	(1) 2x6
H3	(3) 1 3/4" x 14" LVL	(3) 2x6	(1) 2x6
H4	(2) 1 3/4" x 9 1/2" LVL	(2) 2x6	(1) 2x6

COLUMN SCHEDULE	
MARK	SIZE
C1	(1) 2x6
C2	(3) 2x6
C3	(4) 2x6

NOTE:
 EXTERIOR DIMENSIONS ARE TO THE
 OUTSIDE OF 2x6 WALL STUDS / INSIDE
 OF THE EXTERIOR WALL SHEATHING
 AND TO THE OUTSIDE OF THE
 CONCRETE FOUNDATION.

NOTE:
 TOP OF WINDOWS TO BE EVEN WITH
 TOP OF EXTERIOR DOORS.



FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

DWELLING UNIT = 536 SQ.FT.
 I-CAR GARAGE = 269 SQ.FT.
 AREA PER UNIT = 801 SQ.FT.
 TOTAL FIRST FLOOR AREA = 4035 SQ.FT.

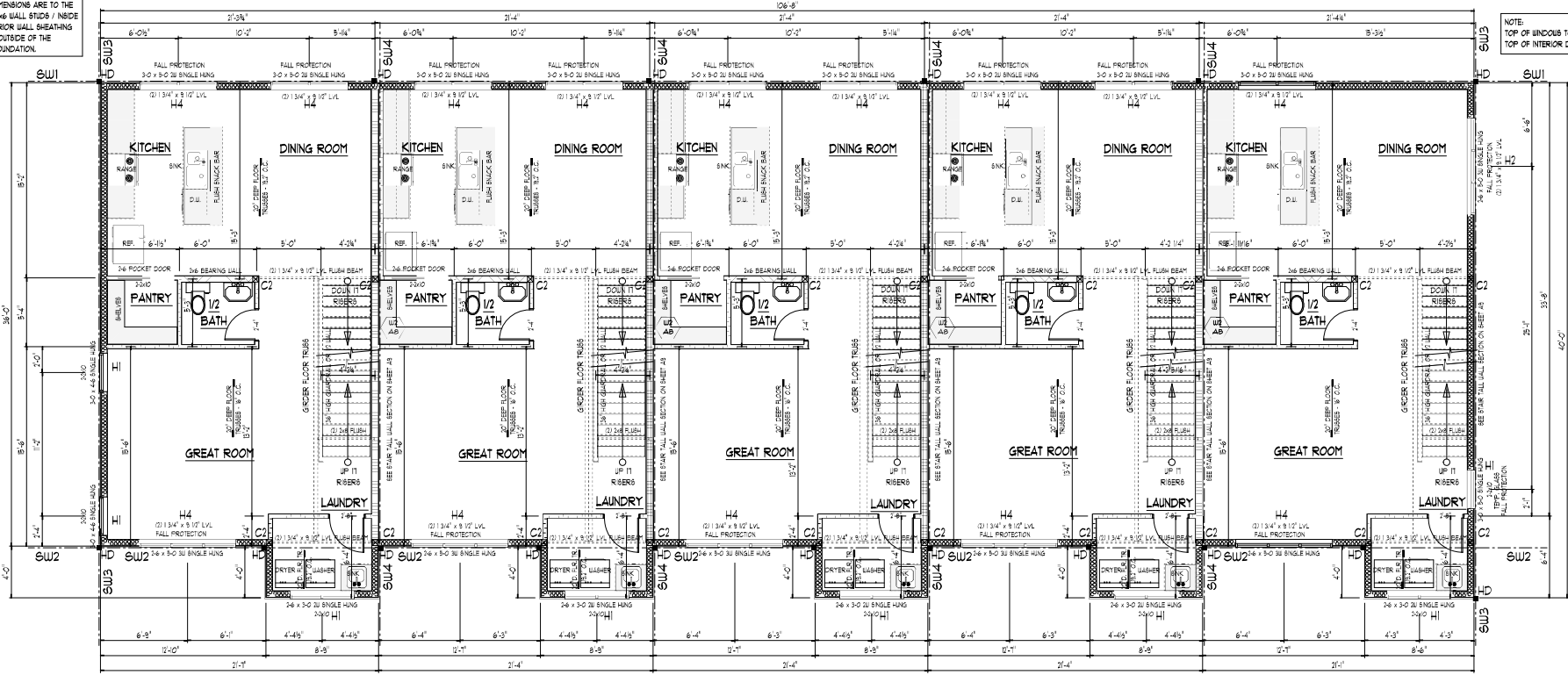
NOTE:
 SEE SUPPLEMENTAL SHEET
 S1 FOR ADDITIONAL
 STRUCTURAL INFORMATION.

HEADER SCHEDULE			
MARK	SIZE	TRIMMERS	KING STUDS
H1	(2) 2x10	(1) 2x6	(1) 2x6
H2	(2) 1 3/4" x 9 1/2" LVL	(1) 2x6	(1) 2x6
H3	(2) 1 3/4" x 14" LVL	(1) 2x6	(1) 2x6
H4	(2) 1 3/4" x 9 1/2" LVL	(1) 2x6	(1) 2x6

COLUMN SCHEDULE	
MARK	SIZE
C1	(2) 2x6
C2	(3) 2x6
C3	(4) 2x6

NOTE:
 EXTERIOR DIMENSIONS ARE TO THE
 OUTSIDE OF 2x6 WALL STUDS / INSIDE
 OF THE EXTERIOR WALL SHEATHING
 AND TO THE OUTSIDE OF THE
 CONCRETE FOUNDATION.

NOTE:
 TOP OF WINDOWS TO BE EVEN WITH
 TOP OF INTERIOR DOORS.



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

AREA PER UNIT = 801 SQ.FT.
 TOTAL SECOND FLOOR AREA = 4035 SQ.FT.

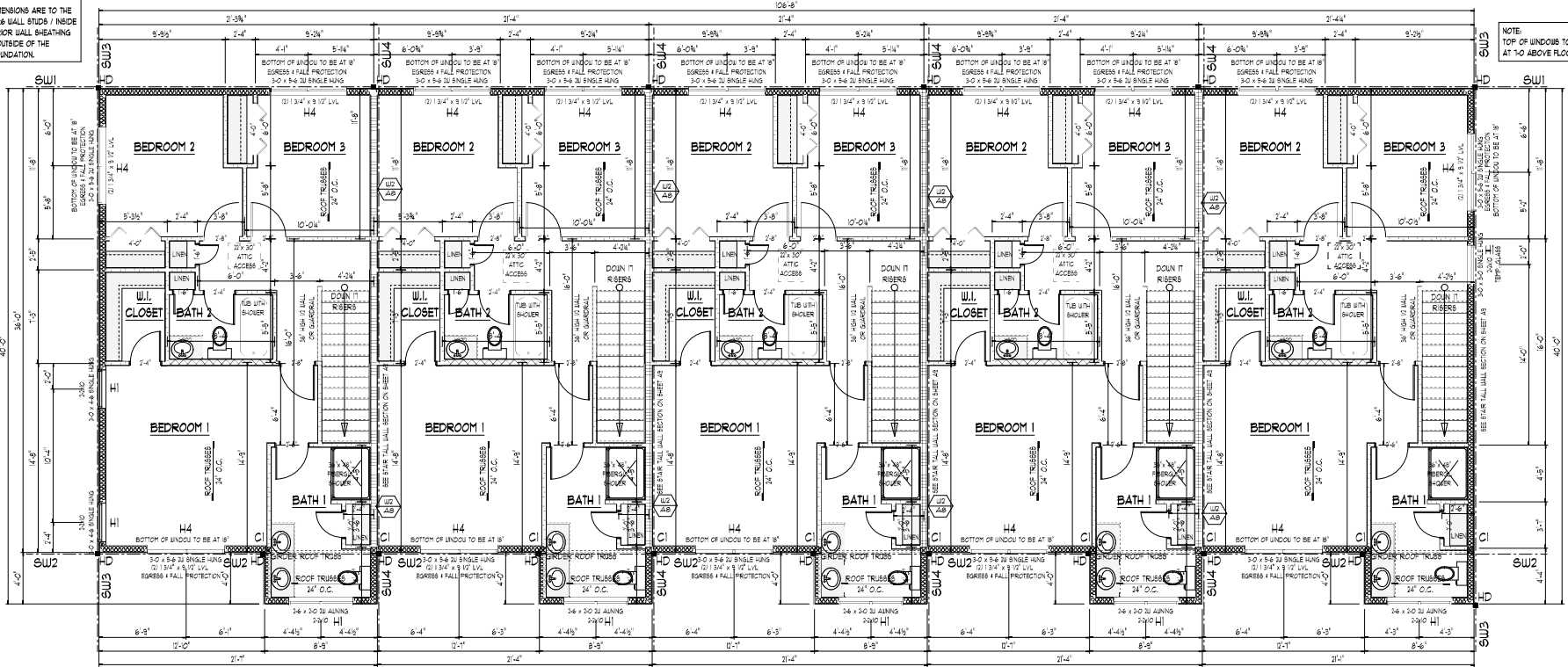
NOTE:
SEE SUPPLEMENTAL SHEET
S1 FOR ADDITIONAL
STRUCTURAL INFORMATION.

HEADER SCHEDULE			
MARK	SIZE	TRIMMERS	KING STUDS
H1	(1) 2"X2"	(1) 2"x6"	(1) 2"x6"
H2	(2) 1 3/4" x 9 1/2" LVL	(1) 2"x6"	(1) 2"x6"
H3	(3) 1 3/4" x 9 1/2" LVL	(1) 2"x6"	(1) 2"x6"
H4	(2) 1 3/4" x 9 1/2" LVL	(2) 2"x6"	(1) 2"x6"

COLUMN SCHEDULE	
MARK	SIZE
C1	(1) 2"x6"
C2	(3) 2"x6"
C3	(4) 2"x6"

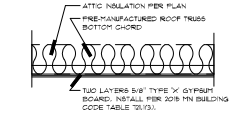
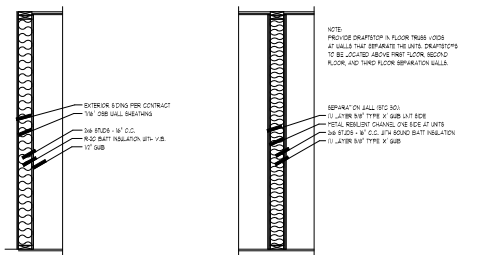
NOTE:
EXTERIOR DIMENSIONS ARE TO THE
OUTSIDE OF 2x6 WALL STUDS / INSIDE
OF THE EXTERIOR WALL SHEATHING
AND TO THE OUTSIDE OF THE
CONCRETE FOUNDATION.

NOTE:
TOP OF WINDOWS TO BE SET
AT 1'-0" ABOVE FLOOR.



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA PER UNIT = 801 SQ.FT.
TOTAL SECOND FLOOR AREA = 4035 SQ.FT.



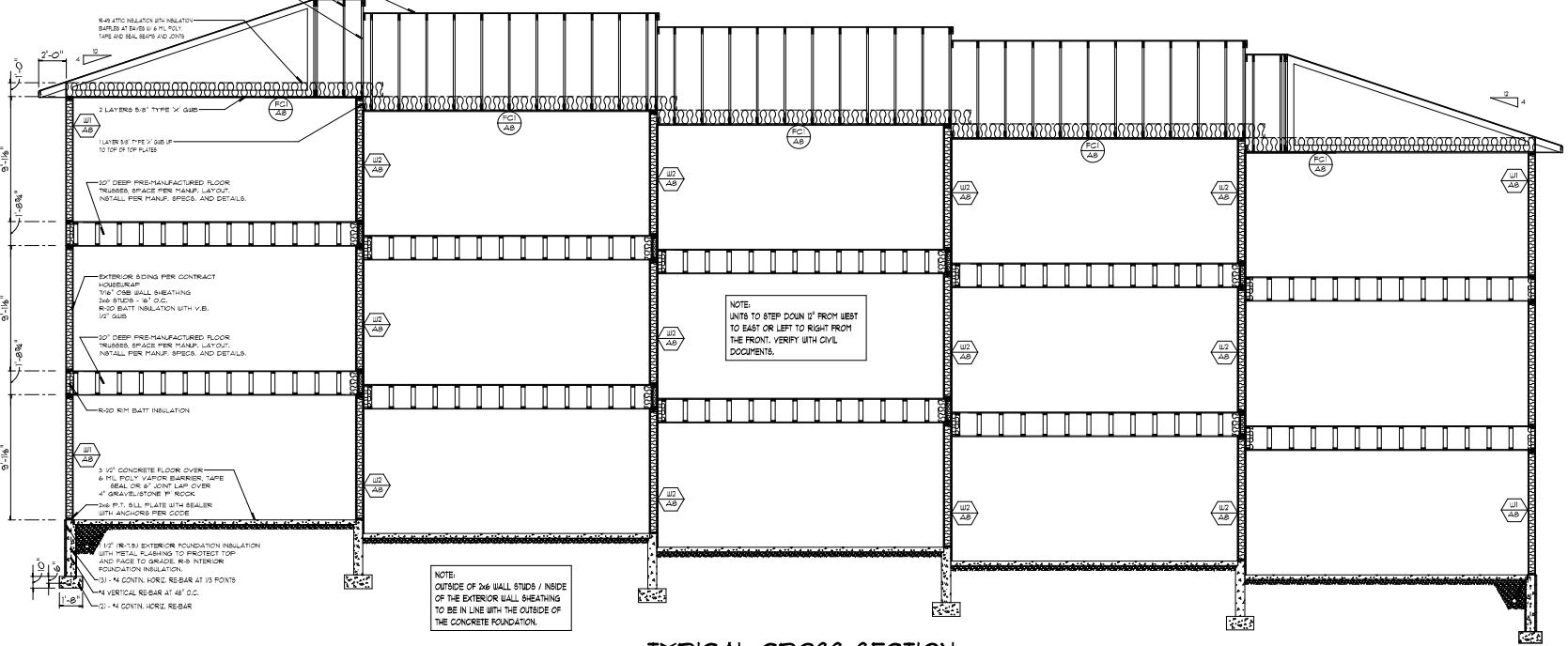
1 HOUR MIN. FIRE RATING/2018 MN BUILDING CODE TABLE 703.1(3) (1 HOUR).
 2 LAYERS (1/4" THICK) TYPE X GYPSUM BOARD, INSTALL PER 2018 MN BUILDING CODE TABLE 703.1(3) TO OBTAIN A 1 HOUR FIRE RATING.

CEILING ASSEMBLY
 SCALE 1/2" = 1'-0"

EXTERIOR WALL SCALE 1/2" = 1'-0"
1 HR. SEPARATION WALL SCALE 1/2" = 1'-0"
INTERIOR NON-LOAD WALL SCALE 1/2" = 1'-0"
 (SEPARATION WALL BETWEEN UNITS) (WITHIN UNITS)

NOTE: PROVIDE DRAPES OR FLOOR TRUSS CODE AT WALLS THAT SEPARATE THE UNITS. DRAPES TO BE LOCATED ABOVE FIRST FLOOR SECOND FLOOR AND THIRD FLOOR SEPARATION WALLS.

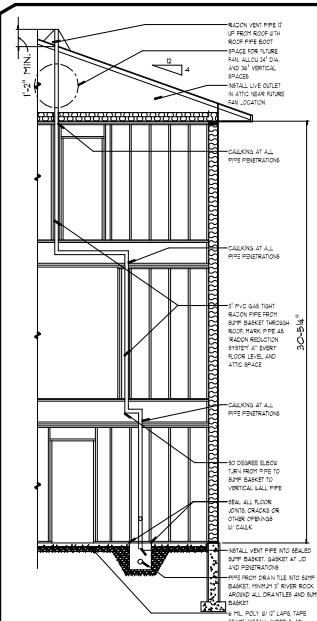
SELF SEALING ASPHALT SHINGLES
 ICE AND WATER SHIELD PER CODE
 3/4" ASPHALT FELT
 5/16" GIB ROOF SHEATHING WITH CLIPS
 PRE-MANUFACTURED ROOF TRUSSES, 24" O.C.
 INSTALL PER MANUF. SPECS. AND DETAILS.
 1/8" OSB APPLIED TO OUTSIDE OF GABLE END TRUSS



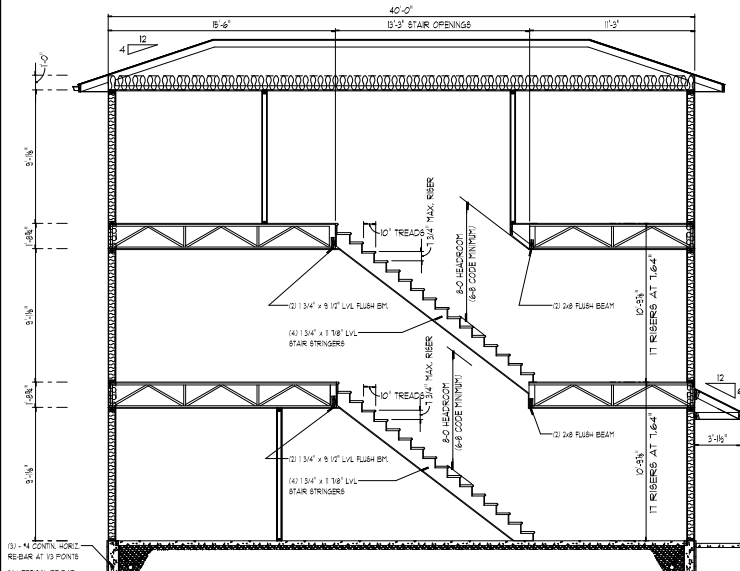
TYPICAL CROSS SECTION
 SCALE 1/4" = 1'-0"

NOTE:
 OUTSIDE OF 2x6 WALL STUDS / INSIDE OF THE EXTERIOR WALL SHEATHING TO BE IN LINE WITH THE OUTSIDE OF THE CONCRETE FOUNDATION.

NOTE:
 UNITS TO STEP DOWN 12" FROM WEST TO EAST OR LEFT TO RIGHT FROM THE FRONT. VERIFY WITH CIVIL DOCUMENTS.



RADON SYSTEM SECTION
SCALE 1/4" = 1'-0"



CROSS SECTION AT STAIRS
SCALE 1/4" = 1'-0"

NOTE:
OUTSIDE OF 2x6 WALL STUDS / INSIDE OF THE EXTERIOR WALL SHEATHING TO BE IN LINE WITH THE OUTSIDE OF THE CONCRETE FOUNDATION.

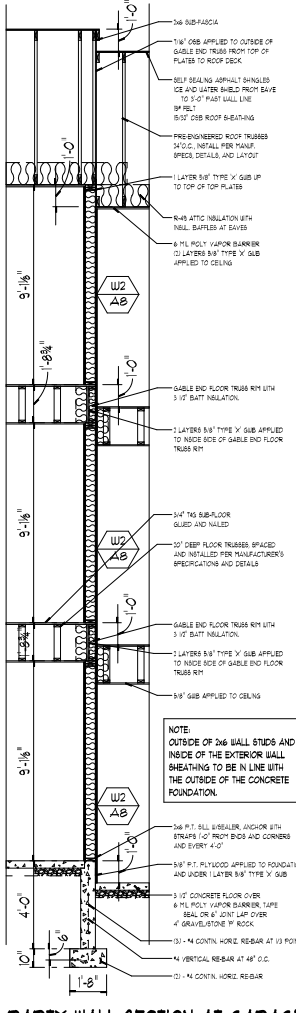
SELF SEALING ASPHALT SHINGLES
ICE AND WATER BARRIER FROM EAVE TO 3'-0" PAST WALL LINE
3/8" OSB ROOF SHEATHING
PRE-ENGINEERED ROOF TRUSSES 24" O.C. INSTALL PER MANUF. SPEC'S DETAILS AND LAYOUT
R-48 ATTIC INSULATION WITH NEUL BAPLES AT EAVES
RIGID URETHANE BARRIER
1/2" SUB-FASCIA WITH VINYL OR ALUMINUM FINISH FASCIA
4 MIL POLY VAPOR BARRIER COLLECTORS 5/8" TYPE X GIBB APPLIED TO CEILING

5/8" GIBB APPLIED TO CEILING
1/2" SPARTAN BOARD HOUSING
1/2" OSB WALL SHEATHING 2x6 STUDS - 16" O.C.
RIGID BATT INSULATION 4" 6 MIL POLY 1/2" GIBB
3/4" X 6" SUB-FLOOR GIBB AND WALLED
10" DEEP FLOOR TRUSSES SPACED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS
RIGID BATT INSULATION INWDS
5/8" TYPE X GIBB APPLIED TO GARAGE CEILING STANDARD 5/8" GIBB WITHIN OVERHANG UNITS

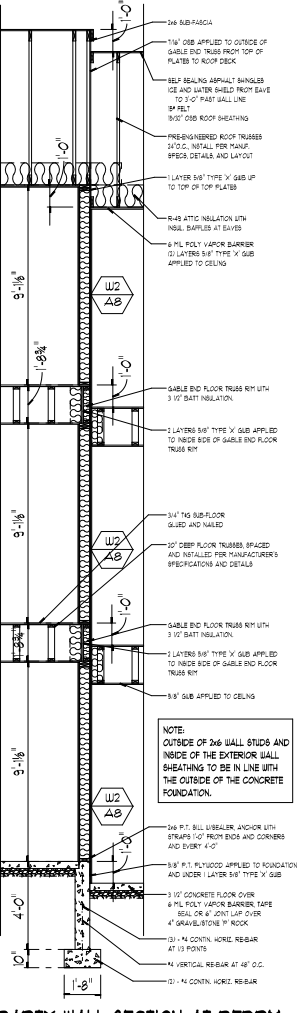
NOTE:
OUTSIDE OF 2x6 WALL STUDS AND INSIDE OF THE EXTERIOR WALL SHEATHING TO BE IN LINE WITH THE OUTSIDE OF THE CONCRETE FOUNDATION.

2x6 P.T. BIL LUBELER ANCHOR STRAPS 1'-0" FROM ENDS AND CORNERS AND EVERY 4'-0" FLASHING AT TOP OF INSULATION AND OVER TOP OF INSULATION PROTECTION
1/2" CONCRETE FLOOR OVER 6 MIL POLY VAPOR BARRIER TAPE SEAL OR 2" ZINT LAP OVER 4" GRAVELSTONE 1/2" ROCK
1/4" CONTIN. HORIZ. REBAR AT 13 POINTS
4" VERTICAL REBAR AT 48" O.C.
R-19 FIBER INSULATION APPLIED TO INTERIOR OF FOUNDATION
1/2" 4" CONTIN. HORIZ. REBAR

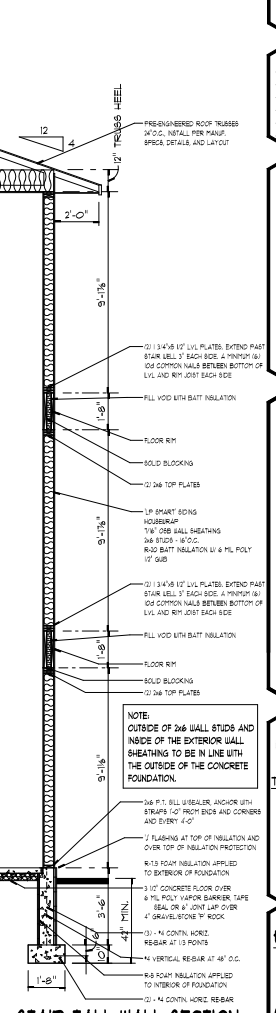
TYPICAL WALL SECTION
SCALE 3/8" = 1'-0"



PARTY WALL SECTION AT GARAGE
SCALE 3/8" = 1'-0"



PARTY WALL SECTION AT BEDRM. 4
SCALE 3/8" = 1'-0"



STAIR TALL WALL SECTION
SCALE 3/8" = 1'-0"

NOTE:
OUTSIDE OF 2x6 WALL STUDS AND INSIDE OF THE EXTERIOR WALL SHEATHING TO BE IN LINE WITH THE OUTSIDE OF THE CONCRETE FOUNDATION.

2x6 P.T. BIL LUBELER ANCHOR UNITS STRAPS 1'-0" FROM ENDS AND CORNERS AND EVERY 4'-0"
FLASHING AT TOP OF INSULATION AND OVER TOP OF INSULATION PROTECTION
R-19 FIBER INSULATION APPLIED TO EXTERIOR OF FOUNDATION
1/2" CONCRETE FLOOR OVER 6 MIL POLY VAPOR BARRIER TAPE SEAL OR 2" ZINT LAP OVER 4" GRAVELSTONE 1/2" ROCK
1/4" CONTIN. HORIZ. REBAR AT 13 POINTS
4" VERTICAL REBAR AT 48" O.C.
R-19 FIBER INSULATION APPLIED TO INTERIOR OF FOUNDATION
1/2" 4" CONTIN. HORIZ. REBAR



Next Level Barber Shop



Ragin' Cajun Seafood

Kendall's Ace Hardware & Paint
Hardware store



Dale Tobacco Shoppe
Tobacco shop



968 Dale St N
Recently viewed



599 Front Ave
Recently viewed



603 Front Ave
Recently viewed



ATM



Dale St N & Front Ave
Recently viewed



576 Front Ave
Recently viewed



Rainbow Child Development Center
Recently viewed



John's Pizza Café

Layers

Dale St N

Dale St N

Dale St N

Front Ave

Front Ave

Front Ave

Como Ave

598

588

604

600 596

582

Kirtland Electric

985

581

593

589

585

579

577

571

569

607

597

592

597

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File #23-077-798 Zoning Map
Application of Pillai Builders LLC

Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	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	T3M T3 with Master Plan	B5 Central Business Service	F5 Business
R3 One-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4M T4 with Master Plan	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	OS Office-Service	I1 Light Industrial	PD Planned Development
RT2 Townhouse	B1 Local Business	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family		I3 Restricted Industrial	



File #23-077-798 Existing Land Use
Application of Pillai Builders LLC

Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	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



File #23-077-798 Aerial Map
Application of Pillai Builders LLC

Application Type: Rezone
 Application Date: August 28, 2023
 Planning District: 6

Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly



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