



November 27, 2024

## PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS

**File #:** 24 - 095781

**Purpose:** The applicant is proposing to construct a mixed-use development on this vacant property in the F5 Business Mixed Zoning District. The development consists of three single-story commercial buildings and a four-story 97 dwelling unit mixed-use building, all of which surround structured off-street parking. Thirteen variances are requested. 1.) A floor area ratio (FAR) minimum of 2.0 is required; 1.0 is proposed, for a variance of 1.0. 2-4.) A building height minimum of 40 feet is required; Retail buildings B and C are proposed to be 15 feet tall each, and retail building D, 12 feet tall, for variances of 25 feet and 28 feet respectively. 5.) A maximum lot coverage of 70% is permitted; 80% is proposed, for a variance of 10%. 6-7.) The Ford Site Zoning and Public Realm Master Plan Design Standard G15 requires at least 30% of the area of the ground floor along addressed sides of the building and sides that face open space to consist of windows and doors or openings; 20% is proposed on the north side of the mixed-use building and 25% is proposed on the north side of retail building D, for variances of 10% and 5% respectively. 8-13.) The Ford Site Zoning and Public Realm Master Plan Design Standard S12 requires the bottom 12 feet of portions of the ground floor along urban center frontage not dedicated to residential units to be a minimum of 65% transparent glazing; 40% is proposed on the north side of the mixed-use building, 55% on the north side of Retail building B, 55% on the north side of Retail building C, 50% on the north side of Retail building D, 45% on the southeast side of the mixed-use building, and 45% on the south side of the mixed-use building; for variances of 25%, 10%, 10%, 15%, 20%, and 20% respectively.

**Property Address:** 2200 Ford Parkway (Highland Bridge Block 2B)

**Applicant:** Ryan Companies US, Inc.  
533 3<sup>rd</sup> Street South, Suite 100  
Minneapolis, MN 55415

**Date:** Monday, December 9, 2024

**Time:** 3:00 p.m.

**Location:** 15 Kellogg Boulevard West (Room 330 – Courthouse)

You may attend the hearing to express your opinion regarding this matter. You may send written comments to the Department of Safety and Inspections' staff person handling the case, David Eide, at the address listed in the letterhead above or via email to [DSI-ZoningReview@stpaul.gov](mailto:DSI-ZoningReview@stpaul.gov). If you have



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

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questions about this application, you may call David at 651-266-9088. Any comments and materials submitted by 2:00 p.m. on December 6, 2024 will be provided to the BZA for their review. You must include your name and address for the public record.

This property is located in the area represented by the Highland District Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the Highland District Council at (651) 695-4005 or at [kathy@highlanddistrictcouncil.org](mailto:kathy@highlanddistrictcouncil.org) if you are interested in participating in the neighborhood review process.