

District 6 Planning Council

171 Front Avenue  
Saint Paul, MN 55117  
651-488-4485 fax: 651-488-0343  
[district6ed@dlst6pc.org](mailto:district6ed@dlst6pc.org)

May 2, 2012

Zoning Committee of the Planning Commission

RE: 1200 Rice Street Conditional Use Permit and Site Plan Review

At its April 24, 2012 District 6 Planning Council's Land Use Task Force meeting the Task Force met with the applicant and the architect regarding 1200 Rice Street.

John Kosmos, the architect for the rebuild updated the Task Force and the community on the submitted site plan for 1200 Rice Street rebuild.

After discussion, the Task Force recommends approving the Conditional Use Permit and the site plan with the following requested modifications:

- The trash storage area will be totally enclosed, including an overhead structure
- The space between the building and trash enclosure will be eliminated and the south section of the property will be closed off so foot traffic will be kept to a minimum
- There will be no encroachment to the alley
- Extend the partition wall on the eastside of the property by using a fencing system to close off the building.
- Water management will meet with the City/County approval
- Under canopy lights that will not shine out into the street
- Adequate lighting throughout the site including the sides and back portion of the property
- Security cameras to monitor the entire site including the alley are engaged at all times with a 24 hour loop and a 45 day access to video
- Visual monitors inside the store
- Use CPTED practices
- Vents on the roof not on the sides of the building
- The desired minimum ingress/egress is 300 feet from the intersection so the current ingress/egress closest to Rose Avenue must remain

Attachment A District 6 Planning Council Task Force recommendation and modification requests

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- Ingress and egress needs to meet the City of Saint Paul and Ramsey County's approval
  - The applicant will utilize the Rice Street Commercial Guidelines
  - The applicant follows recommendations set forth by the Site Plan review team

Thank-you for your consideration and if you have questions, please contact the office at the numbers above.

Regards,

*Jeff Martens*

Jeff Martens  
Land Use Task Force Chairman

Cc: Ward 5  
County Commissioner Janice Rettman  
North End Business Association  
Dan Zangs  
John Kosmos

An Affirmative Action Equal Opportunity Employer



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: May 11, 2012  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of May 10, 2012 Zoning Committee Hearing

**OLD BUSINESS**

1. **Grand Finn student apartments ( 12-037-383 )**  
Site plan review for a new 20-unit apartment building (5 story building with underground parking)

**Address:** 2124 Grand Ave  
**District Comment:** District 14 made no recommendation  
**Support:** 0 people spoke, 0 letters  
**Opposition:** 7 people spoke, 11 letters  
**Hearing:** Hearing is closed  
**Motion:** Denial

<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
Approval with conditions	Denial ( 3 - 2 ) (Spaulding, Merrigan)

**NEW BUSINESS**

2. **Bilal Alsadi ( 12-045-151 )**  
Conditional use permit for auto convenience market

**Address:** 1200 Rice St  
SE corner at Maryland  
**District Comment:** District 6 recommended approval with conditions  
**Support:** 0 people spoke, 1 letter  
**Opposition:** 2 people spoke, 1 letter  
**Hearing:** Hearing is closed  
**Motion:** Approval with conditions

<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
Approval with condition	Approval with conditions ( 4 - 0 )

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Bilal Alsadi FILE # 12-045-151
2. **APPLICANT:** Bilal Alsadi HEARING DATE: May 10, 2012
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1200 Rice St, SE corner at Maryland
5. **PIN & LEGAL DESCRIPTION:** 302922220172, Stinsons Rice Street addition Subj To Esmt Lots 10,11 And Lot 12 Blk 2;
6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** B2
7. **ZONING CODE REFERENCE:** § 65.702; § 61.501; § 61.502
8. **STAFF REPORT DATE:** May 2, 2012 **BY:** Kate Reilly
9. **DATE RECEIVED:** April 12, 2012 **60-DAY DEADLINE FOR ACTION:** June 11, 2012

- 
- A. **PURPOSE:** Conditional use permit for auto convenience market
  - B. **PARCEL SIZE:** Irregularly shaped parcel 112 feet (on the Maryland side) x 95 x 128 x 77 (on the Rice side) X 21 feet totaling 11, 831 square feet.
  - C. **EXISTING LAND USE:** Auto Convenience Market
  - D. **SURROUNDING LAND USE:**
    - North: Commercial building (B2 Community Business)
    - East: Single family homes (R4 Single-family residential)
    - South: Commercial (B3 General Business)
    - West: Single family homes (B2)
  - E. **ZONING CODE CITATION:** §65.702 lists conditions that auto convenience markets must meet; §61.501 lists general conditions that must be met by all conditional uses;
  - F. **HISTORY/DISCUSSION:** A permit for a filling station was first approved in this location in 1940 (Z.F. #999). The permit was granted again in 1967 when the existing filling station was rebuilt (Z.F. #6245).
  - G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council recommends approval and has attached a list of proposed conditions for consideration by the Planning Commission.
  - H. **FINDINGS:**
    1. Maryland Avenue is being reconstructed to provide additional left-turn lanes. Due to the need for extra width, portions of property along the south side of Maryland east of Rice Street are being taken. This property, at 1200 Rice Street, is located at the southeast corner of this intersection and will lose the north 20 feet of the site through acquisition by the county. Due to the land acquisition, the property owner needs to remove and relocate the pump islands, canopy, underground tanks and building. Because the existing building and facilities will be removed, the applicant is required to apply for a new conditional use permit for an auto convenience market.
    2. § 65.702 lists the following standards that an auto convenience market must satisfy:
      - (1) *The use is subject to standards (a), (b), (d), (e), and (g) in § 65.703, auto service station. Standards (e) and (g) apply only in traditional Neighborhood and IR industrial districts. The subject property is in the B2 Community Business District, and therefore standards (e) and (g) do not apply.*
        - a. *The construction and maintenance of all driveways, curbs, sidewalks, pump islands or other facilities shall be in accordance with current city specifications.... This condition is met. The newly constructed auto convenience market will be constructed in accordance with current city specifications.*
        - b. *A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property. This condition is met. The residential property to the east does not*

adjoin the property. It is separated from the property by a 20 foot wide alley. In addition, the residentially zoned area will be buffered by the building and a fence.

d. *Outdoor accessory sales of goods or equipment shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping.* This condition is met. Outdoor accessory sales of goods or equipment will not take place in a required setback, parking or maneuvering space at this location.

(2) *The zoning lot on which it is located shall be at least twelve thousand (12,000) square feet in area.* This condition is met. The lot size is approximately 11,831 square feet. In order to make a density calculation, 1/2 of the width of the adjacent alley is added to the lot area of the parcel in question. The alley portion is approximately 940 square feet, for a total lot area of approximately 12,771 square feet.

**I. STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional use permit for auto convenience market subject to the condition that a site plan is approved by city staff.



**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

Zoning office use only	
File #	12-045/51
Fee	800.00
Tentative Hearing Date	5-10-12

PD = 6

# 302922 220172

APPLICANT

Name BILAL ALSADI  
 Address 13850 GUILD AVE,  
 City Apple Valley St. MN zip 55124 Daytime Phone 612 750 4448 8  
 Name of Owner (if different) SAME  
 Contact Person (if different) JOHN KOSMAS, KKDESIGN phone 952 922 3226

PROPERTY LOCATION

Address / Location 1200 RICE STREET  
 Legal Description LOT 10, 11 & 12, BLK 2, STINSON'S RICE STREET  
ADDITION TO CITY OF ST. PAUL, MINN. Current Zoning \_\_\_\_\_  
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of  
 Chapter 65, Section 702, Paragraph \_\_\_\_\_ 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. Attach additional sheets if necessary.

SEE ATTACHED SHEET DATED 4/11/12

CK 8316  
800<sup>00</sup>

Required site plan is attached

Applicant's Signature

Date

4-12-2012

City Agent

add  
4-12-12

April 11, 2012

Support Information for Conditional Use Permit Application: 1200 Rice Street

This Conditional Use application is presented due to the changes that are taking place at the intersection of Rice Street and Maryland Ave. Maryland Avenue is being re-constructed to provide additional turning lanes. Due to the width requirements required by Ramsey County and the City of St. Paul, additional land is being taken on the south side of Maryland, specifically along the south side of Maryland and east of Rice Street. The property located at 1200 Rice Street which is located at the southeast corner of the intersection is losing 20 feet across the north property line and a diagonal piece of property at the corner. Due to this taking the property needs to remove and relocate the pump islands, canopy, underground tanks and building.

The attached site plan identifies the various amenities being removed and their placement after the re-construction. The remaining property area is 11,830 square feet. The building will be 2,496 square feet with 7 parking stalls and two pump islands with a 24' x 60' overhead canopy. The new facility will provide the same services as it currently provides with-in an updated structure and site amenities.

Two primary items need to be addressed in the granting of the Conditional Use Permit. The various conditions for the proposed use are noted in Sec. 65.702, Auto Convenience Market. The proposed plans meet all of the requirements with the exception of item (b), the lot area shall be at least 12,000 square feet in area. Due to the taking of the north 20 feet the lot area is reduced to 11,830 square feet, thus requiring an amendment to continue functioning as an Auto Convenience Market.

The second is the need to re-establish its current Conditional Use Permit to allow the Auto Convenience Market on the remaining B-2 zoned property. With the building being removed it causes the current Conditional Use to also be removed from the property. As the use is re-established, the Conditional Use needs to also be re-established.

Therefore, the request includes that the Conditional Use Permit be re-established and that the lot size requirement be reduced to 11,830 square feet, for the property located at 1200 Rice Street, St. Paul, MN, Lots 10, 11, 12, Block 2, Stinson's Rice Street Addition to the City of St. Paul, Minn.

Bilal Alsadi, Owner  
1200 Rice Street  
St. Paul, MN

*John Kasmas*  
KK DESIGN  
4/12/12

**Subject:** cup standards  
**From:** "Tom Beach" <Tom.Beach@ci.stpaul.mn.us>  
**Date:** 3/26/2012 9:29 AM  
**To:** john@kkdesign.biz

WORK SHEET  
NOTES Ref - J. KOSMAS  
4/11/12 182

Sec. 65.702. - Auto convenience market.

A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket.

*Standards and conditions:*

(a) ✓

The use is subject to standards and conditions (a), (b), (d), (e), and (g) in section 65.703, auto service station.

(b) ✓

The zoning lot on which it is located shall be at least twelve thousand (12,000) square feet in area.

(Ord. No. 11-27, § 1, 4-20-11)

LOT SIZE AFTER 20' TAKING ALONG  
MARYLAND IS 11,830 S.F.

Sec. 65.703. - Auto service station.

A place where gasoline or any other automobile engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, grease (for operation of motor vehicles), or minor accessories are retailed directly to the public on the premises and/or where the servicing or minor repair of automobiles may occur.

*Standards and conditions:*

(a) ✓

The construction and maintenance of all driveways, curbs, sidewalks, pump islands or other facilities shall be in accordance with current city specifications. Such specifications shall be developed by the planning administrator, traffic engineer and city fire marshal, and shall be approved by the planning commission, and filed with the city clerk.

(b) ✓

A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.

20' ALLEY ADJ. ON  
EAST PROP. LINE

(c) ✓

The minimum lot area shall be fifteen thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait. Auto service stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for incidental servicing of automobiles (including lubricating facilities) may be permitted on a lot of twelve thousand (12,000) square feet, subject to all other provisions herein required.

(d) ✓

Outdoor accessory sales of goods or equipment shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping.

*Additional standards and conditions in traditional neighborhood districts:*

(e) ✓



The principal building shall comply with the dimensional standards and design guidelines applicable to traditional neighborhood districts, except that the maximum setback requirement may be modified by the planning commission so that pump islands may be placed in front of the building if this arrangement is considered preferable for circulation, aesthetics or buffering of neighboring uses.

*Additional standards and conditions in traditional neighborhood and IR industrial districts:*

(f) N/A.

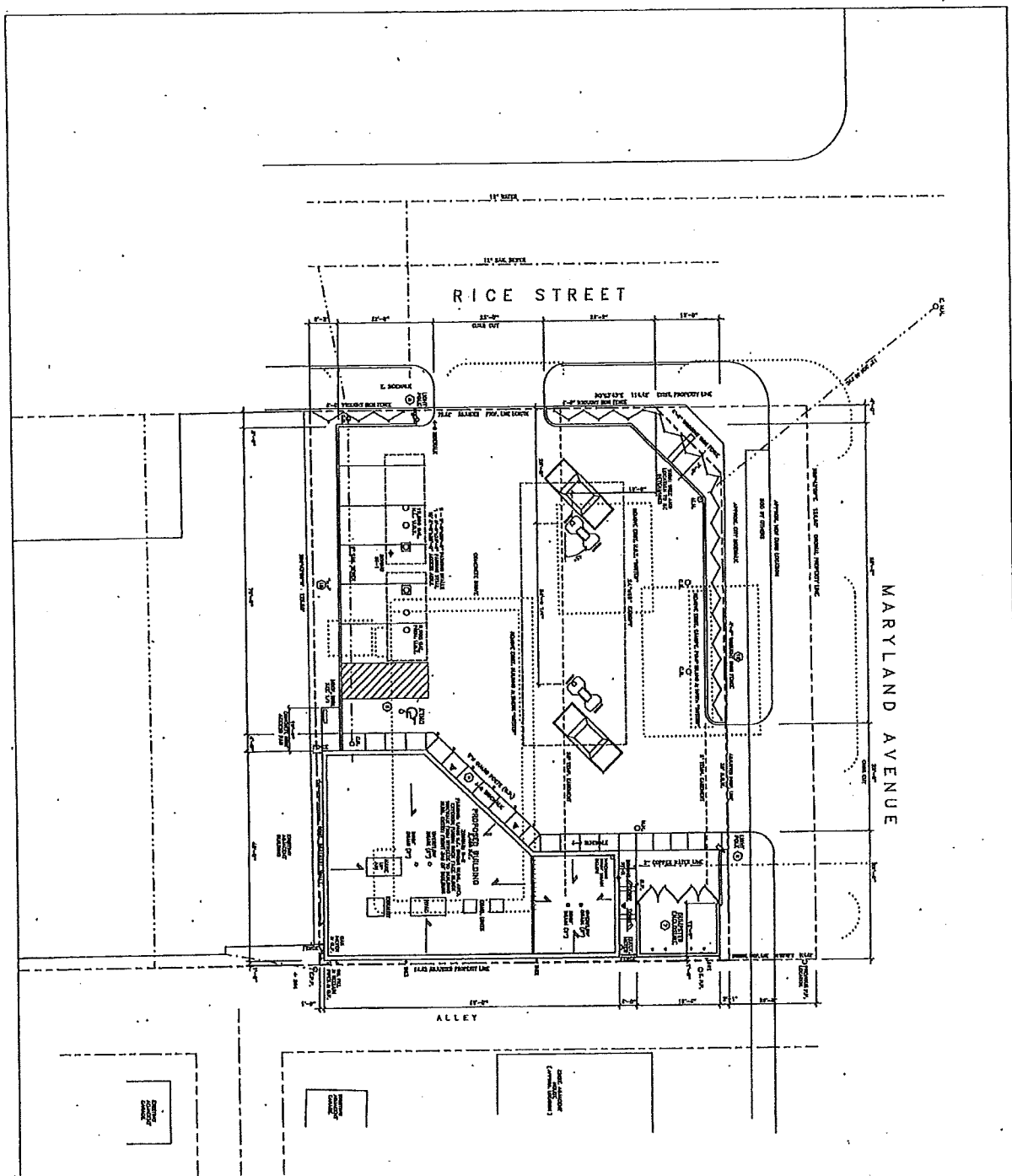
All vehicles awaiting repair or pickup shall be stored on the site within enclosed buildings or defined parking spaces in compliance with section 63.301

(g) ✓

There shall be no exterior storage. Space for accessory outdoor sales of goods or equipment shall be limited to two hundred (200) square feet.

(h) N/A.

In the T2 traditional neighborhood and IR light industrial restricted districts this use shall be limited to parcels within ¼ mile of University Avenue.

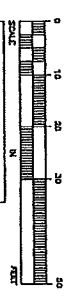


MARYLAND AVENUE

RICE STREET

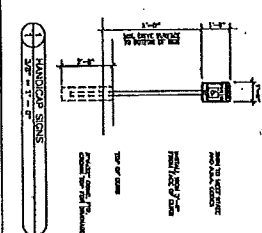
ALLEY

SITE PLAN



PROJECT: REEMO GAS & DELI  
 CLIENT: REEMO GAS & DELI  
 ARCHITECT: K. K. DESIGN  
 4115 EXCELSIOR BOULEVARD  
 ST. PAUL, MN 55116  
 651-932-3218

- 1. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT'S VISUAL SURVEY OF THE SITE.
- 2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
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- 10. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.



PROJECT NO: 1101-01  
 FILE NO: 1010-A-VNF  
 CHECKED BY: JPM  
 DRAWN BY: SPL  
 DATE: 2/22/2012

REEMO GAS & DELI  
 1200 RICE STREET  
 ST. PAUL - MINNESOTA

K. K. DESIGN  
 ARCHITECTS - PLANNING - CONSTRUCTION MANAGEMENT  
 4115 EXCELSIOR BOULEVARD  
 ST. PAUL, MN 55116  
 651-932-3218