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November 15, 2023

Saint Paul Department of Planning and Economic Development
Zoning Section
Attention: Paul Dubruiel
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102-1634

Re: Amended Interim Use Permit Application for Existing Surface Parking Area
Ancillary to Allianz Field and Serving Two Pavilion Restaurants as part of United
Village Phase 1 Redevelopment

Dear Mr. Dubruiel:

Please find enclosed the Amended Interim Use Permit Application by Snelling-Midway Redevelopment, LLC for a five-year interim use permit for the existing surface parking primarily to be used as accessory to the soccer stadium but the temporary lot is anticipated to be used by future vertical development on the site, including the two pavilion restaurants planned for United Village Phase 1 as shown in the United Village Phase 1 plan attached to the application until permanent parking is constructed. The \$735 filing fee for the enclosed interim use permit application was previously paid.

If you have any questions regarding the application fee, please let me know.

Sincerely,


Bruce J. Parker

cc: Daniela Lorenz (Daniela.lorenz@ci.stpaul.mn.us)
Kady Dadlez (kady.dadlez@ci.stpaul.mn.us)
Paul Dubruiel (paul.dubruiel@ci.stpaul.mn.us)



INTERIM 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

Zoning Office Use Only

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

APPLICANT

Name Snelling-Midway Redevelopment, LLC
(must have ownership or leasehold interest in the property, contingent included)
Address 730 Second Avenue S., Suite 1450 City Minneapolis State MN Zip 55402
Email bjp@kskpa.com Phone 612-375-1138
Name of Owner (if different) RK Midway Shopping Center, LLC Email _____
Contact Person (if different) Bruce Parker, Sally Swanson Email bjp@kskpa.com; sjs@kskpa.com
Address 730 Second Avenue S., Suite 1450 City Minneapolis State MN Zip 55402

PROPERTY INFO

Address / Location 0 University Avenue W, St. Paul,
PIN(s) & Legal Description P N 34.29.23.32.0015
(attach additional sheets if necessary)
Lot 2, Block 2 MLS Soccer Redevelopment Lot Area 8.9* Current Zoning T4M

TYPE OF PERMIT: Application is hereby made for an Interim Use Permit under provisions of Minnesota Statutes § 462.3597.

Proposed Use Primarily to be used as accessory to the soccer stadium and a temporary lot to be used by future vertical development on the site until permanent parking is constructed. See plan attached.

SUPPORTING INFORMATION: Explain or demonstrate how the proposed use will meet the following requirements in Minnesota Statutes § 462.3597 for an interim use permit to be granted. Attach additional sheets if necessary.

1. The use conforms to zoning regulations.

As the land is currently situated, the use as a surface parking lot requires an Interim Use Permit.

2. The date or event that will terminate the use can be identified with certainty.
5 years after approval.

3. Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.

None, the surface parking area will eventually be developed pursuant to the United Village 2016 Master Plan.

4. The user agrees to any conditions that the governing body deems appropriate for permission of the use.
Yes.

Required site plan is attached.

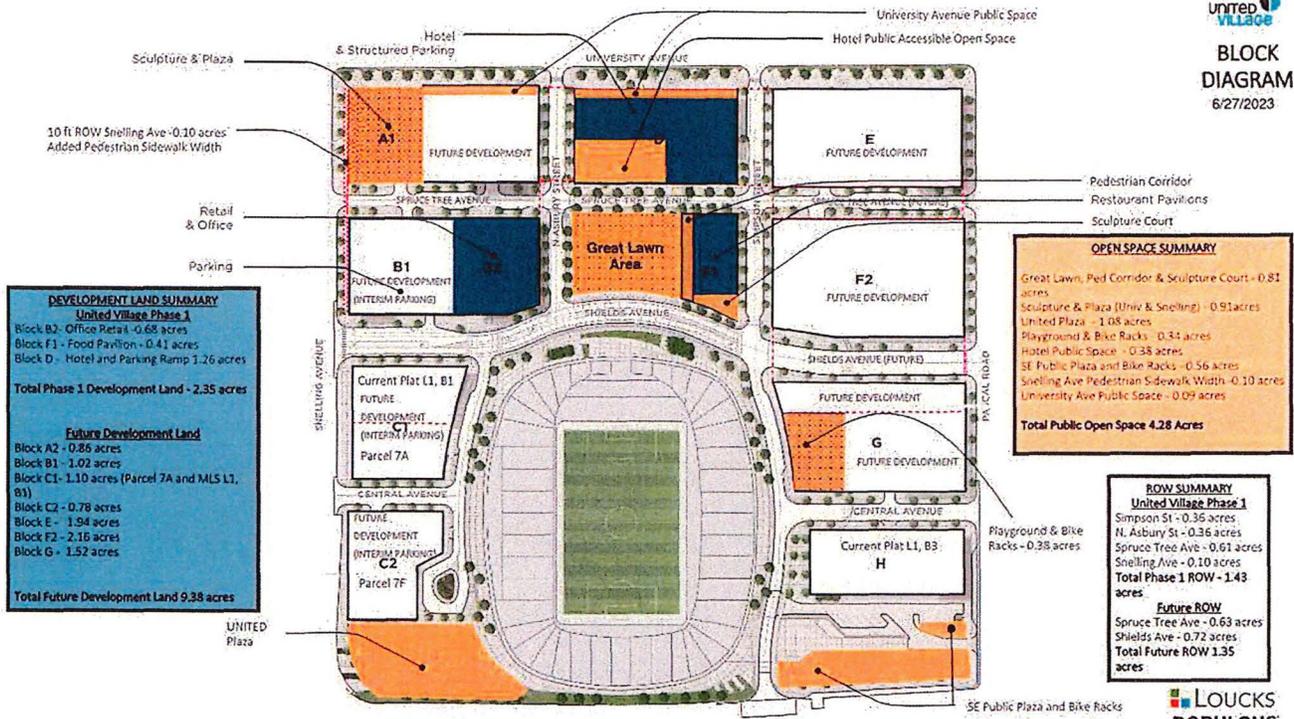
If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Bruce Parker, Asst. Secretary Date November 15, 2023

United Village Phase 1 Block Diagram



**BLOCK
DIAGRAM**
6/27/2023



DEVELOPMENT LAND SUMMARY
United Village Phase 1

Block B2 - Office Retail - 0.68 acres
Block F1 - Food Pavilion - 0.41 acres
Block D - Hotel and Parking Ramp - 1.26 acres
Total Phase 1 Development Land - 2.35 acres
Future Development Land
Block A2 - 0.86 acres
Block B1 - 1.02 acres
Block C1 - 1.10 acres (Parcel 7A and MLS L1, B1)
Block C2 - 0.78 acres
Block E - 1.94 acres
Block F2 - 2.15 acres
Block G - 1.52 acres
Total Future Development Land 9.38 acres

OPEN SPACE SUMMARY

Great Lawn, Ped Corridor & Sculpture Court - 0.81 acres
Sculpture & Plaza (Univ & Shelling) - 0.91 acres
United Plaza - 1.08 acres
Playground & Bike Racks - 0.34 acres
Hotel Public Space - 0.38 acres
SE Public Plaza and Bike Racks - 0.56 acres
Shelling Ave Pedestrian Sidewalk Width - 0.10 acres
University Ave Public Space - 0.09 acres
Total Public Open Space 4.28 Acres

ROW SUMMARY
United Village Phase 1

Simpson St - 0.36 acres
N. Asbury St - 0.36 acres
Spruce Tree Ave - 0.61 acres
Shelling Ave - 0.10 acres
Total Phase 1 ROW - 1.43 acres
Future ROW
Spruce Tree Ave - 0.63 acres
Shields Ave - 0.72 acres
Total Future ROW 1.35 acres

