AGENDA RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 6, 2025 – 3:00 P.M.
ROOM 330 – CITY HALL
SAINT PAUL, MINNESOTA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the hearing. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its hearing.

Applicant: It is highly recommended that you or a representative attend this hearing to answer any questions the Board or the public may have.

Public Testimony:
Public comment can be submitted to dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. January 3, 2025, will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, any comments and materials received after 2:00 p.m. January 3, 2025, will not be provided to the BZA.

I. Approval of minutes for: December 9, 2024 – **Approved 4-0, 1 Abstention**

II. Approval of resolution for: None

III. Old Business:

A. Applicant - Ryan Companies US, Inc. (Sean Ryan) **(24-095781)**
Location - 2200 Ford Parkway (Highland Bridge Block 2B)
Zoning - F5
Purpose: Major Variance

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.

Requests 1, 2, 3, and 4:	**Denied**	**4-2**
Requests 5, 6, 7, 8, 9, 10, 11,12, and 13:	**Approved**	

B. Applicant - Ryan Companies US, Inc. (Sean Ryan) **(24-096392)**
Location - 0 Cretin Avenue South (Highland Bridge Block 2C)
Zoning - F5
Purpose: Major Variance

The applicant is proposing to construct a commercial building on this vacant property in the F5 Business Mixed District. Six zoning variances are requested: 1.) A floor area ratio (FAR) minimum of 2.0 is required; a FAR of 0.3 is proposed, for a variance of 1.7. 2.) A minimum building height of 40 feet is required; 18 feet is proposed, for a variance of 22 feet. 3.) The Ford Site Zoning and Public Realm Master Plan Design Standard G15 requires at least fifty (50) percent of the length and at least thirty (30) percent 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 for new commercial buildings; 40% of the length and 15% of the area is proposed along the south side, for variances of 10% and 15% respectively. 4-6.) The Ford Site Zoning and Public Realm Master Plan Design Standard S12 requires the bottom 12 feet of portions of the ground floor not dedicated to residential units along urban center frontage to be a minimum of 65% transparent glazing; 50% is proposed for the northern façade, 45% is proposed for the eastern façade, and 25% is proposed for the northwest façade, for variances of 15%, 20%, and 40% respectively.

Requests 1 and 2:	**Denied**	**4-2**
Requests 3, 4, 5, and 6:	**Approved**	

IV. New Business:

A. Applicant - Concordia University, St. Paul **(24-100429)**
Location - 1282 Concordia Avenue
Zoning - H1
Purpose: Major Variance

The applicant is proposing to install two new wall signs to identify a couple of buildings on the Concordia University, St. Paul campus. The H1 zoning district permits one identification sign not exceeding 30 square feet on each frontage. Four variances are requested: 1.) The Marshall Avenue frontage currently contains two identification signs; the applicant proposes to add a 47.34 square foot sign on the south side of Luther Hall; for a variance of one sign and 17.34 square feet of signage. 2.) The Hamline Avenue frontage currently contains 5 signs;

a 92.66 square foot sign is proposed on the west side of the Lutheran Memorial Center, for a variance of one sign and 62.66 square feet of signage.

Approved **6-0**

V. Adjourn.