SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

November 27, 2024

PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS

File #: 24 - 096392

Purpose: 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.

Property Address: 0 Cretin Avenue South (Highland Bridge Block 2C)

Applicant: Ryan Companies US, Inc.
533 3rd 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. If you have 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 if you are interested in participating in the neighborhood review process.