

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Bandana Blvd. Housing Ramp **FILE #:** 20-018-721
 2. **APPLICANT:** Pacific Ramp LLC **HEARING DATE:** April 9, 2020
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1015 Bandana Blvd W, NW corner at Energy Park Dr. and Bandana Blvd.
 5. **PIN & LEGAL DESCRIPTION:** 272923130037; ENERGY PARK NO. 3 SUBJ TO ESMTS;
LOT 2 BLK 1
 6. **PLANNING DISTRICT:** 10 **EXISTING ZONING:** B3
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** March 19, 2020 **BY:** Josh Williams
 9. **DATE RECEIVED:** March 6, 2020 **60-DAY DEADLINE FOR ACTION:** May 5, 2020
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- A. **PURPOSE:** Rezone from B3 general business to T3 traditional neighborhood.
- B. **PARCEL SIZE:** 87,595 sq. ft.
- C. **EXISTING LAND USE:** Commercial parking
- D. **SURROUNDING LAND USE:**
 - North: Commercial (B2)
 - East: Hotel/Event Center (B2/B3)
 - South: Roadway/Industrial (RM2/I1)
 - West: Multifamily housing (RM2)
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The current B3 zoning dates from the early 1980s when the former rail yard was redeveloped for the current mix of uses.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 10 recommends approval of the proposed rezoning.
- H. **FINDINGS:**
 1. The subject property is currently occupied by a parking ramp that serves adjacent commercial uses. The applicant is proposing to rezone the property from B3 general business to T3 traditional neighborhood. This will allow proposed construction of 153 residential units on top of the existing ramp. A portion of the ramp will be leased to the adjacent hotel for guest and employee parking.
 2. The proposed zoning is consistent with the way this area has developed. The area was historically part of a rail yard. To the immediate east and north of the property, historic rail buildings have been restored and repurposed for commercial use, including a hotel, event center, and office space, with multifamily housing to the west. The intent of the T3 district is to accommodate higher density, mixed-use, and pedestrian-and transit-oriented development. The mix of uses can be accommodated within a building or large site, or within an existing neighborhood center where there is already a mix of uses.
 3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter of the 2030 Saint Paul Comprehensive Plan designates the area in which the property is

located as a Mixed-Use Corridor, and Policy LU 1.2 of the plan states that the City should “Permit high-density residential development in... Mixed-Use Corridors”.

4. The proposed zoning is compatible with the surrounding higher-density multifamily residential and commercial uses.
 5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* The proposed zoning would not constitute spot zoning. While there are no T3 or other traditional neighborhood zoning districts in the immediate area, the proposed T3 zoning is compatible with the allowed uses in the surrounding B2 community business, B3 general business, and RM2 multifamily residential districts.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning of property at 1015 Bandana Boulevard from B3 general business to T3 traditional neighborhood.



REZONING 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

PD=10

Zoning Office Use Only	
File #	<u>20-018721</u>
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	<u>3/26/20</u>

APPLICANT

Property Owner(s)	<u>Pacific Ramp LLC c/o TJL Development LLC</u>						
Address	<u>2416 Edgcumbe Road</u>	City	<u>St Paul</u>	State	<u>MN</u>	Zip	<u>55116</u>
Email	<u>lavallejim@comcast.net</u>	Phone	<u>612-751-1919</u>				
Contact Person (if different)	<u>Jim LaValle</u>	Email	<u>lavallejim@comcast.net</u>				
Address	<u>2416 Edgcumbe Rd</u>	City	<u>St Paul</u>	State	<u>MN</u>	Zip	<u>55116</u>

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location	<u>1015 Bandana Avenue</u>		
PIN(s) & Legal Description	<u>272923130037, Lot 2 Bk 1 Energy Park No. 3</u>		
<i>(Attach additional sheet if necessary.)</i>			
Lot Area	<u>2.01 acres</u>	Current Zoning	<u>B-3</u>

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 01-001 and Minnesota Statutes § 462.357, Pacific Ramp LLC c/o TJL Development LLC

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B-3 zoning district to a T-3 zoning district, for the purpose of:

See enclosed letter.



Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date MAR 6 2020

Tara N Parsons
Notary Public



State of Arizona Notary Public
County of Maricopa
Tara N Parsons
My Commission Expires
March 14, 2022

By: [Signature]
Fee owner of property

Title: Owner

Rev 8.5.2019

TJL DEVELOPMENT LLC
2416 Edgumbe Road
St Paul, MN 55116
612-751-1919

3/5/2020

Josh Williams
Planning and Economic Development Department
City of St Paul
1400 City Hall Annex
25 West Fourth Street
St Paul, MN 55102

Re: Redevelopment of 1015 Bandana Blvd, West, St Paul
PID Number: 272923130037

Dear Mr. Williams,

We are excited to be involved in the redevelopment of the existing parking ramp located at 1015 Bandana Blvd into a new vibrant apartment community.

The area is commonly known as Bandana Square which has seen significant recent reinvestment in retail, corporate offices, and schools. In addition, as you know, there are several other community assets, (Como Park), entertainment venues and transit options in this great neighborhood.

We believe the project is consistent with all the regulations and intent of the City of St Paul Comprehensive Plan and District 10 Community Plan.

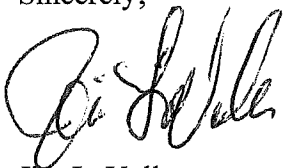
We understand our proposed development will require set back variances due to the fact that the property was platted with property lines that extend into the centerline of all the adjacent streets.

Findings for the Variances:

(a) Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision:

Section 66.331 of the zoning code states the front set back of the structure needs to be between zero and ten feet. The property was platted with property lines being placed in the center of all adjacent roadways due to the roadways being private streets. To comply with the setback provision our redevelopment would need to build a portion of the structure within the roadway to comply that would restrict vehicles from entering adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim LaValle". The signature is written in a cursive, flowing style with a large initial "J" and "L".

Jim LaValle



SHEET INDEX:

ARCHITECTURAL - CITY SUBMITTAL		
SHEET	SHEET NAME	DATE ISSUED
XA00	CITY SUBMITTAL	03/05/20
XA01	CIVIL SITE PLAN	03/05/20
XA02	SURVEY	03/05/20
XA03	ARCHITECTURAL SITE PLAN	03/05/20
XA04	FLOOR PLANS	03/05/20
XA05	EXTERIOR ELEVATIONS	03/05/20
XA06	EXTERIOR PERSPECTIVES	03/05/20

GROSS BUILDING AREA BY FLOOR	
P.G. LEVEL + 1/2/1st Floor	32636 SF
2nd Floor	32266 SF
3rd Floor	32264 SF
4th Floor	32264 SF
Total	129429 SF

UNIT COUNT		
Occupancy	Count	%
ONE BED	61	43%
TWO BED	22	21%
ALCOVE	48	25%
STUDIO	23	11%
Grand total: 154		

F.A.R. SITE AREA 87,555.6 SF (2.01 ACRES)	
Gross Area Excluding Garages	F.A.R.
129429 SF	1.48

PARKING	
EXSTG. GARAGE PARKING	279
SURFACE PARALLEL PARKING	14
TOTAL PARKING	293

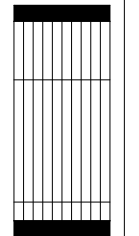
RENTABLE AREA BY FLOOR	
Level	Area
P.G. LEVEL + 1/2/1st Floor	22211 SF
2nd Floor	24271 SF
3rd Floor	24278 SF
4th Floor	24232 SF

BUILDING EFFICIENCY RATIO	
USE	PERCENTAGE
CIRCULATION	11%
COMMON SPACE	3%
EGRESS	4%
UNIT	77%
UTILITY	6%



Momentum Design Group
705 North Hampton Avenue, #100
St. Paul, Minnesota 55114
652.583.9788

Bandana Blvd. Housing Ramp
1015 Bandana Blvd W, St. Paul, MN 55108



ARCHITECTURAL
SHEETS ISSUED FOR
REFERENCE ONLY

Date: 03/05/20
Project Architect: [Signature]
Checker: [Signature]
Project Number: 10008

CITY SUBMITTAL

XA00

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Bandana Blvd. Housing Ramp

1015 Bandana Blvd W, St. Paul, MN 55108

NOT FOR CONSTRUCTION

PROJECT SUMMARY

DEVELOPER COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

ARCHITECT MOMENTUM DESIGN GROUP

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 952.583.9788
NAME@COMPANY.COM
755 Prior Ave. N, Ste 301A
ST. Paul, MN 55104

CIVIL ENGINEER COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

LANDSCAPE ARCHITECT COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

GENERAL CONTRACTOR COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

STRUCTURAL ENGINEER COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

GEOTECH ENGINEER COMPANY NAME

NAME: [Redacted] CELL | 000.000.0000
OFFICE | 000.000.0000
NAME@COMPANY.COM
ADDRESS: [Redacted]
CITY, STATE 00000

ABBREVIATIONS

ABV ABOVE	EXT EXTERIOR	MTL METAL	SPEC SPECIFICATION
ACC ACCESSIBLE	FA FIRE ALARM	NC NOT IN CONTRACT	SO SQUARE
AFF ABOVE FINISHED FLOOR	FD FLOOR DRAIN	NO NUMBER	SSTL STAINLESS STEEL
ALUM ALUMINUM	FEC FIRE EXTINGUISHER CABINET	NTS NOT TO SCALE	STC SOUND TRANSMISSION COEFFICIENT
APPROX APPROXIMATE	FF&E FURNITURE, FIXTURES AND EQUIPMENT	OC ON CENTER	STRUCT STRUCTURAL
BLKG BLOCKING	FFEL FINISH FLOOR ELEVATION	OD OUTSIDE DIAMETER	T TREAD
BOT BOTTOM	FH FIRE HYDRANT	OH OVERHEAD	TOC TOP OF CONCRETE
BOW BOTTOM OF WALL	FND FOUNDATION	OH OVERHEAD DOOR	TOS TOP OF SLAB
BPL BEARING PLATE	FTG FOOTING	OPH OPPOSITE HAND	TOW TOP OF WALL
CB CATCH BASIN	GA GAUGE	OPN OPENING	TYP TYPICAL
CIP CAST-IN-PLACE	GB GRAB BAR	OPP OPPOSITE	UNFIN UNFINISHED
CJ CONTROL JOINT	GALV GALVANIZED	PAR PARALLEL	UNO UNLESS NOTED OTHERWISE
CL CENTERLINE	GB GRAB BAR	PART PARTITION	VCT VINYL COMPOSITION TILE
CLG CEILING	GC GENERAL CONTRACTOR	PC PRECAST	VF VERIFY IN FIELD
CLR CLEAR	CHP CHIPSUM	PL PROPERTY LINE	VT VINYL TILE
CMU CONCRETE MASONRY UNIT	HB HOSE BIBB	PLAM PLASTIC LAMINATE	VTR VENT THROUGH ROOF
CONC CONCRETE	HC HANDICAPPED	PP POWER POLE	VWC VINYL WALL COVERING
CONT CONTINUOUS	HDWR HARDWARE	PSF POUNDS PER SQUARE FOOT	WC WATER CLOSET
CPT CARPET	HM HOLLOW METAL	PSI POUNDS PER SQUARE INCH	WD WOOD
CRS COURSE	HT HEIGHT	PT PRESSURE TREATED	WDW WINDOW
CT CERAMIC TILE	HVAC HEATING VENTILATION AND AIR CONDITIONING	PVT PAVEMENT	WH WATER HEATER
DEMO DEMOLISH OR DEMOLITION	ID INSIDE DIAMETER	QMT QUARRY TILE	WP WATERPROOFING
DF DRINKING FOUNTAIN	INCL INCLUDED/INCLUDING	RAS ROD AND SHELF	WPM WATERPROOF MEMBRANE
DA DIAMETER	INSUL INSULATION	RA RETURN AIR	WWF WELDED WIRE FABRIC
DM DIMENSION	INT INTERIOR	RAD RADIUS	
DN DOWN	INV INVERT	RCP REFLECTED CEILING PLAN	
DR DOOR	JST JOIST	RD ROOF DRAIN	
DS DOWNSPOUT	LAM LAMINATE	RF ROCK FACE	
DTL DETAIL	LAV LAVATORY	RH RIGHT HAND	
DW DISHWASHER	LH LEFT HAND	RM ROOM	
EJ EXPANSION JOINT	LT LIGHT	RO ROUGH OPENING	
EL ELEVATION	MAS MASONRY	ROW RIGHT OF WAY	
ELEC ELECTRICAL	MAT MATERIAL	RWL RAIN WATER LEADER	
EP ELECTRICAL PANEL	MECH MECHANICAL	SC SOLID CORE	
EQ EQUAL	MFR MANUFACTURER	SF SQUARE FEET/FOOT	
EXH EXHAUST	MISC MISCELLANEOUS	SHR SHOWER	
EXIST EXISTING	MO MASONRY OPENING	SHTG SHEATHING	
EXP EXPANSION		SIM SIMILAR	

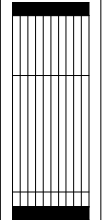
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1 FIRST FLOOR AND SITE PLAN
 SCALE 1/16" = 1'-0"



BANDANA MULTI-FAMILY
 1015 Bandana Blvd W, St. Paul, MN 55108



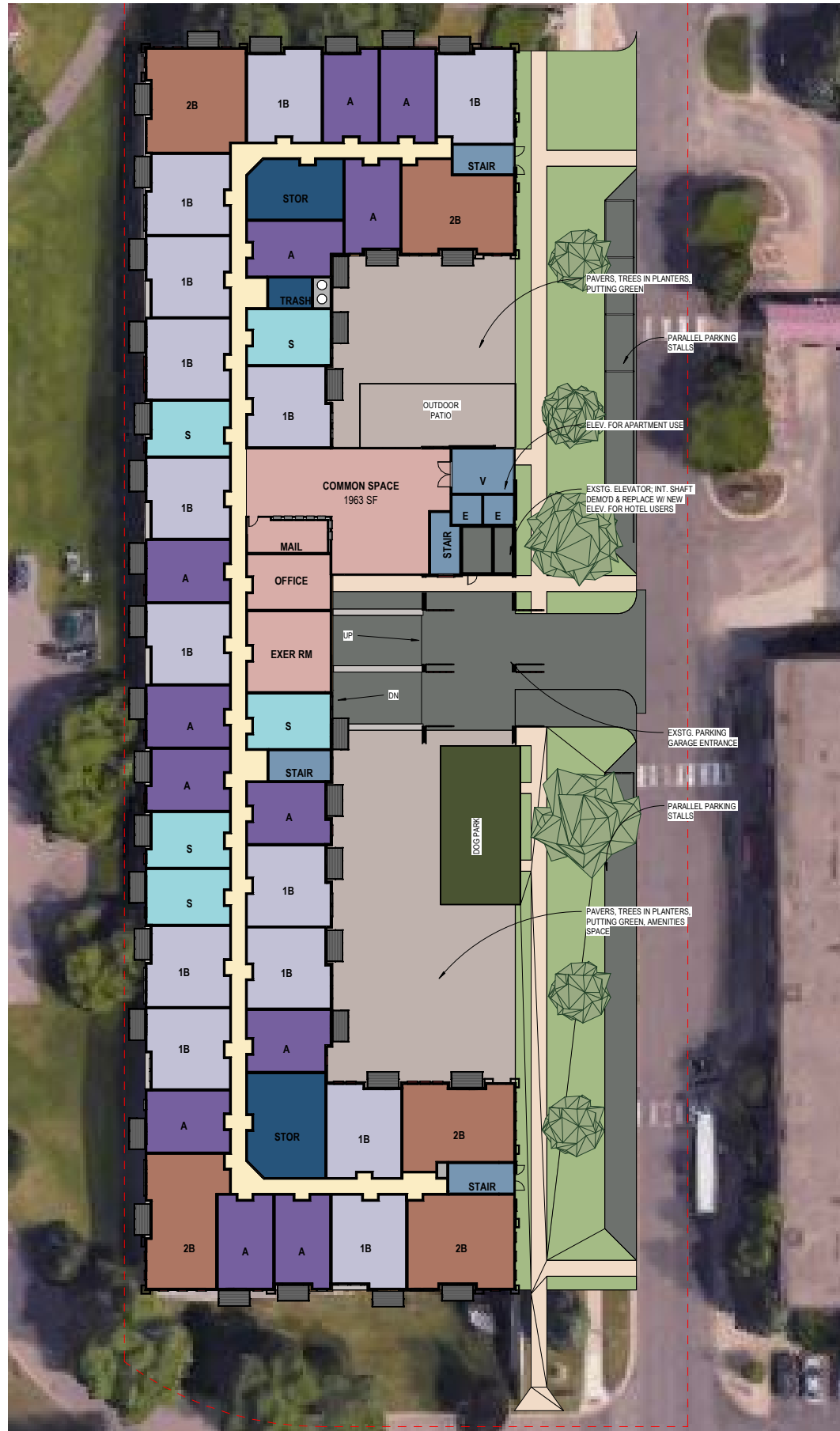
ARCHITECTURAL
 SHEETS ISSUED FOR
 REFERENCE ONLY

Date	03/03/20
Project Architect	Chenier
Project Number	19008

ARCHITECTURAL
 SITE PLAN

XA03

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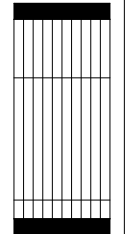
1 1ST FLOOR
SCALE 1" = 20'-0"



2 2ND-4TH FLOOR
SCALE 1" = 20'-0"



Bandana Blvd. Housing Ramp
1015 Bandana Blvd W, St. Paul, MN 55108



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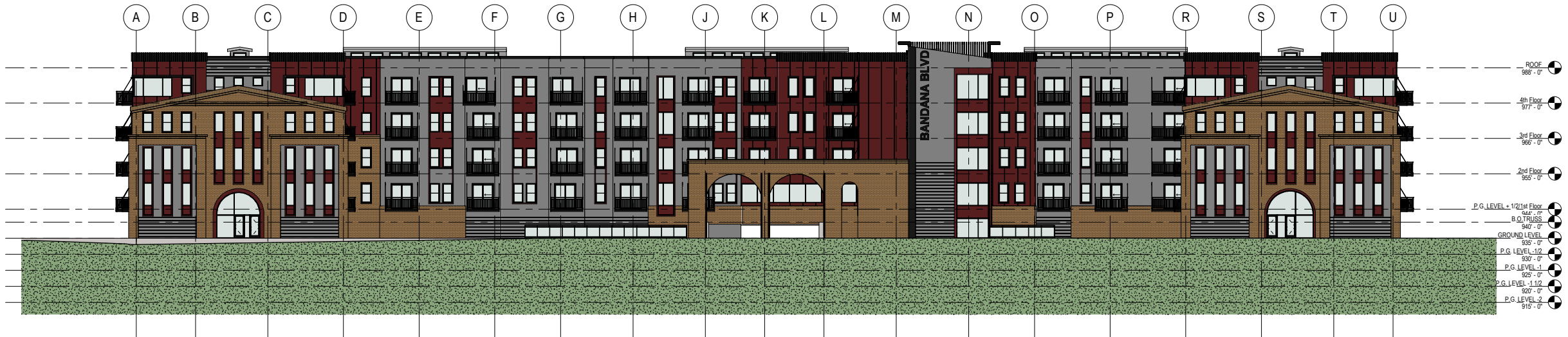
Date	03/09/20
Project Architect	Checker
Project Number	19068

FLOOR PLANS

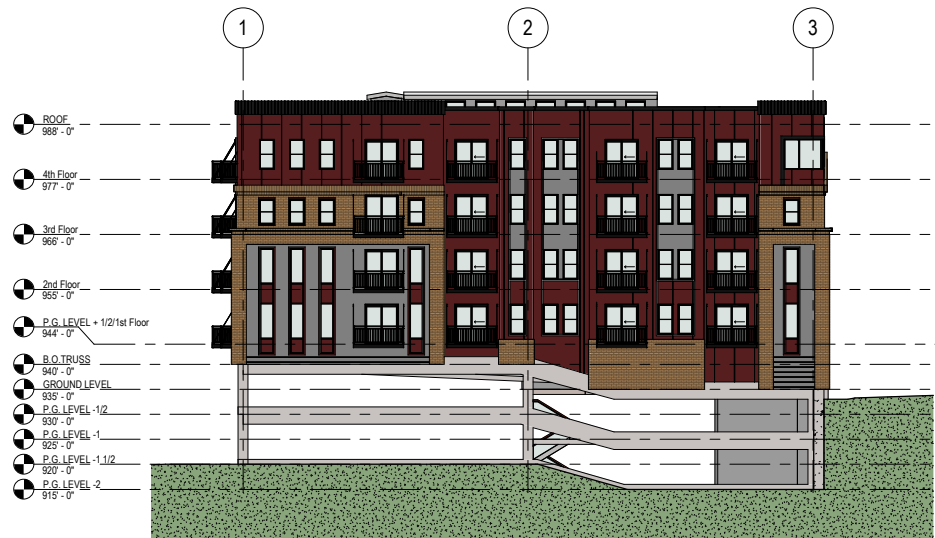
XA04

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1 EAST ELEVATION
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE 1/16" = 1'-0"

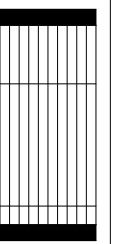


4 WEST ELEVATION
SCALE 1/16" = 1'-0"



Momentum Design Group
705 North Hamden Avenue, #100
St. Paul, Minnesota 55114
652.383.3788

Bandana Blvd. Housing Ramp
1015 Bandana Blvd W., St. Paul, MN 55108



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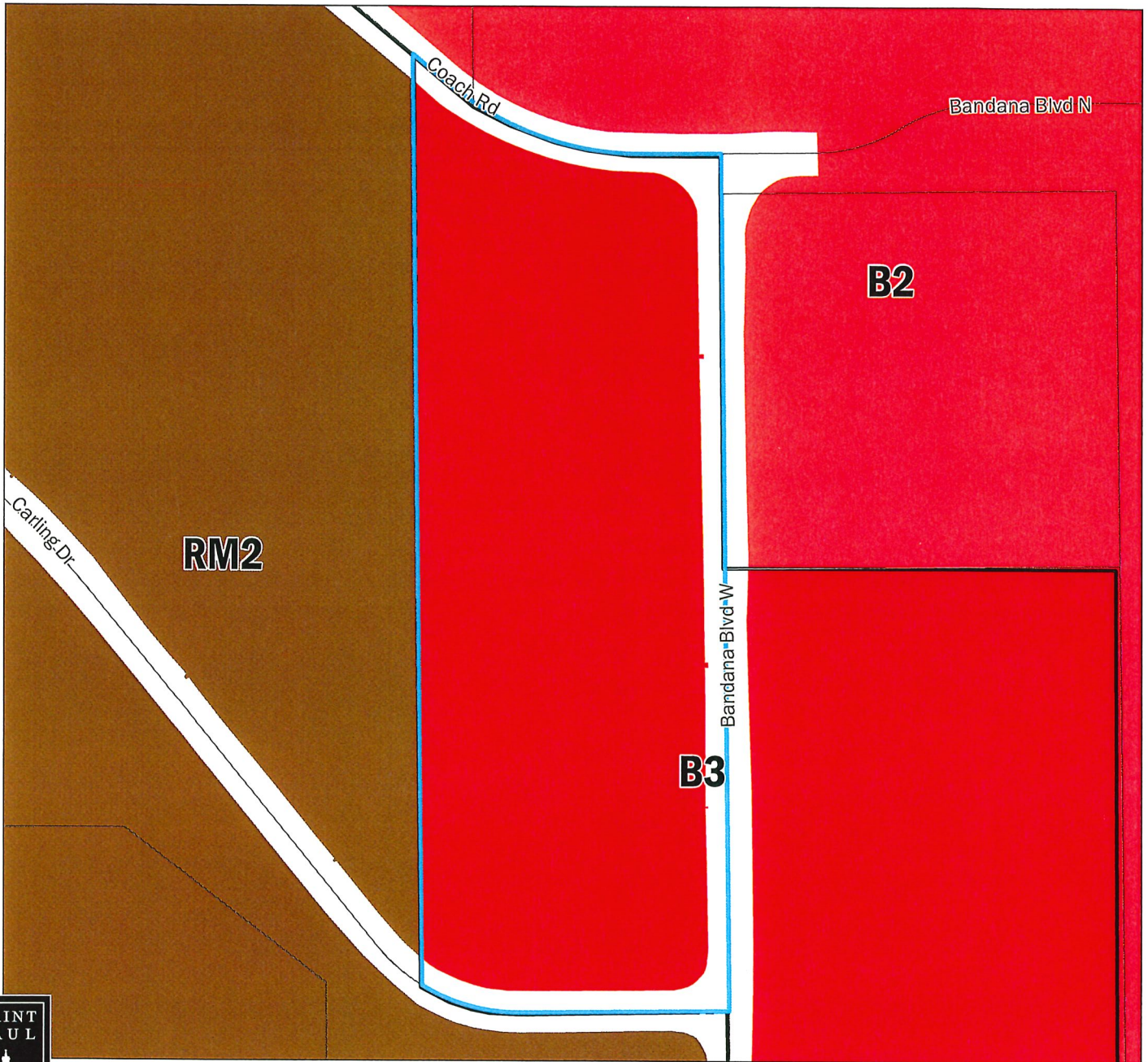
NOT FOR CONSTRUCTION

Date	03/05/20
Project Architect	Checker
Project Number	19098

EXTERIOR
ELEVATIONS

XA05

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FILE #20-018721 | ZONING MAP
Application of Pacific Ramp LLC

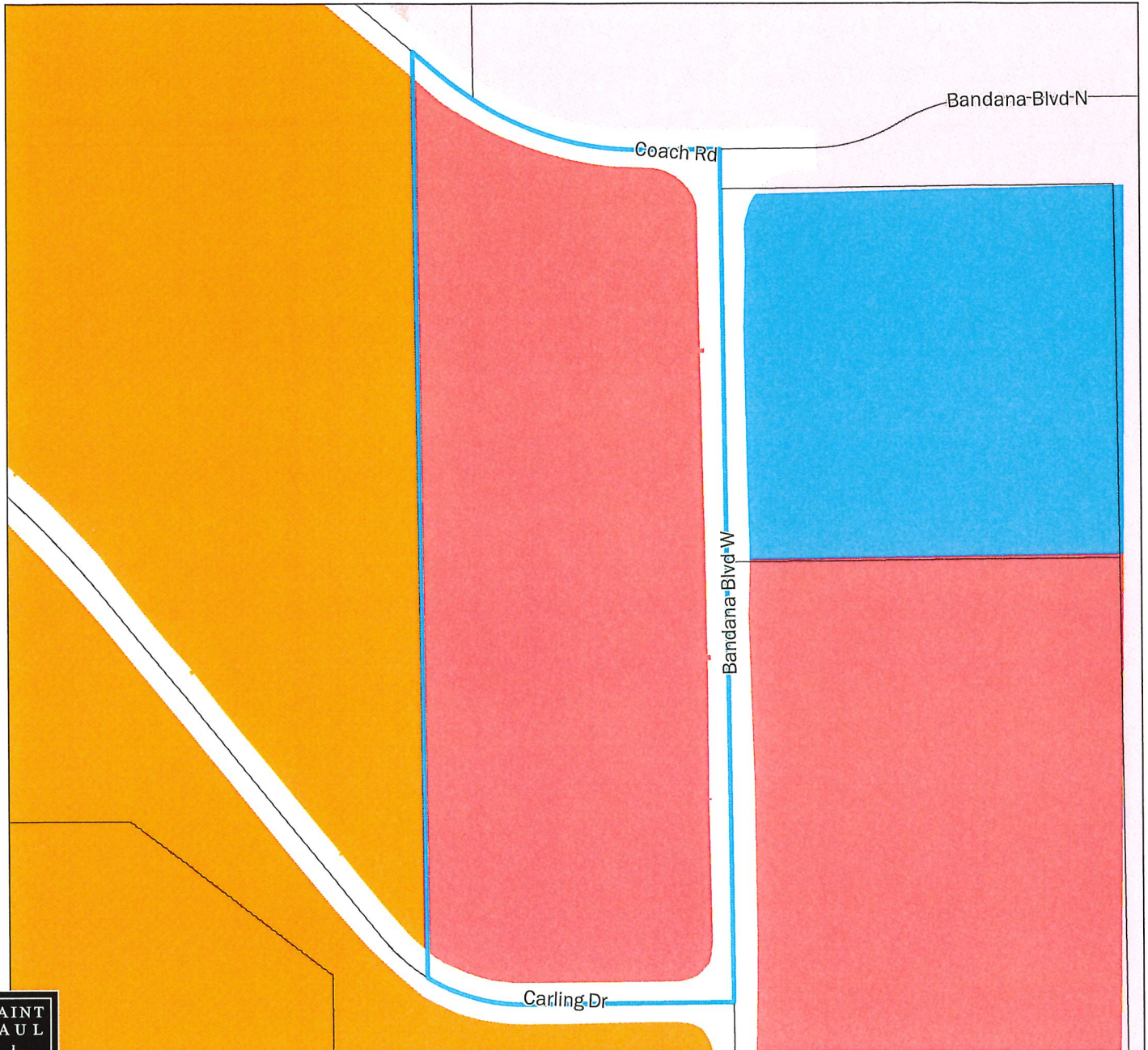
Application Type: Rezone
 Application Date: March 6, 2020
 Planning District: 10



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Subject Parcel(s) Outlined in Blue

Parcel Poly on	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	



FILE #20-018721 | EXISTING LAND USE
Application of Pacific Ramp LLC

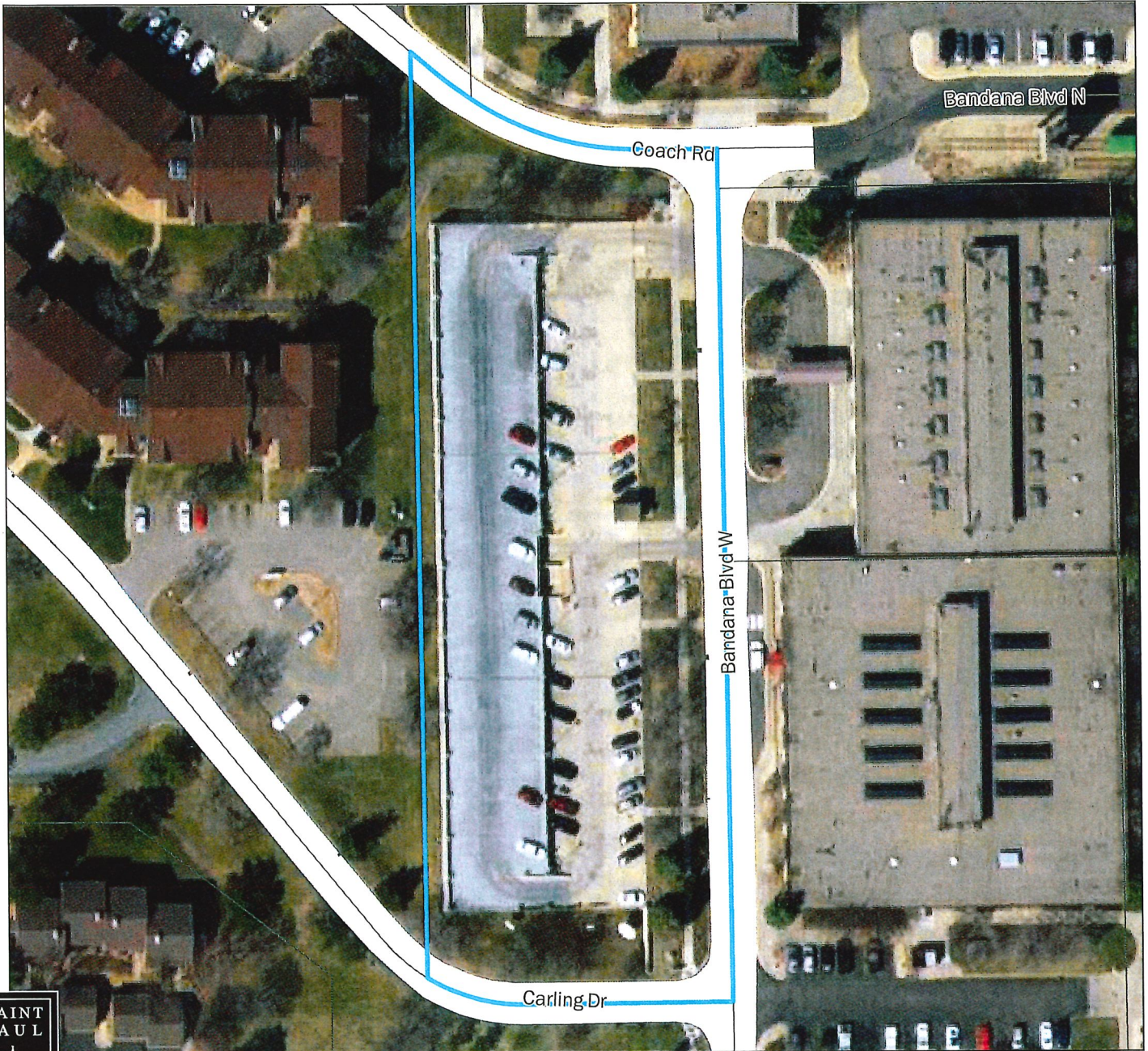
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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Poly on | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |



FILE #20-018721 | AERIAL MAP
Application of Pacific Ramp LLC

Application Type: Rezone
 Application Date: March 6, 2020
 Planning District: 10

Subject Parcel(s) Outlined in Blue

ParcelPoly on



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