

Staff Overview
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Principal Planner

ABZA 20-4 VARIANCE APPEAL

830 CRETIN AVE

JUSTIN EILERS— COMMONBOND

AUGUST 5, 2020

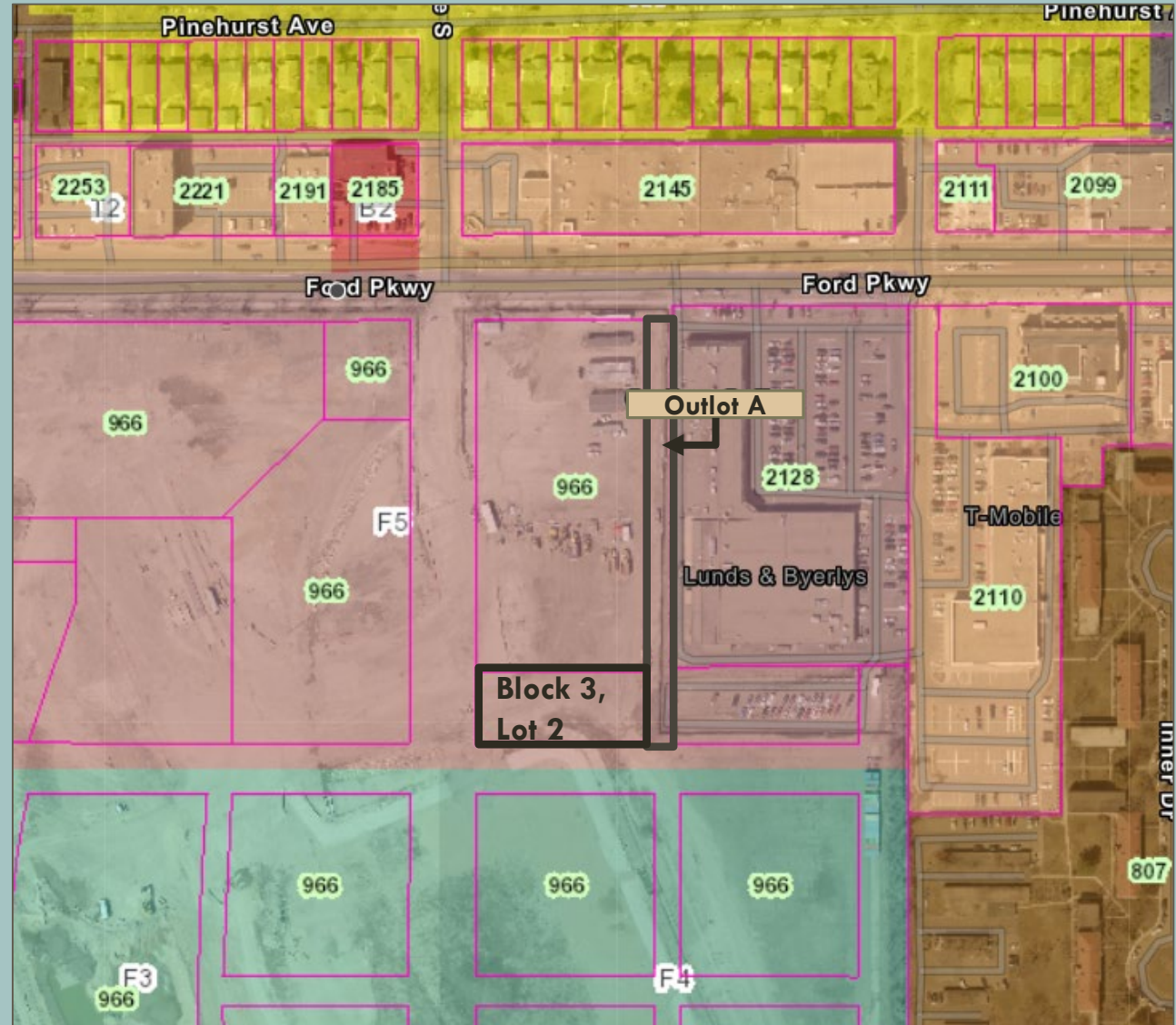




FORD SITE PLANNING AND REDEVELOPMENT

830 CRETIN AVE

- Block 3, Lot 2
- .53-acre parcel
- F5 Business Mixed Zoning District
- Mixed-use and civic spaces to the West
- Mixed-use and commercial uses to the North and East
- Planned multi-family residential to the South
- Adjoins Outlot A, a private alley



F5 BUSINESS MIXED DISTRICT & GENERAL STANDARDS

The Business Mixed District provides for a variety of retail stores, dining, office buildings and service establishments. Buildings will orient to public right-of-ways and provide dynamic, ground floor activity that transitions between the outdoor public spaces and the building uses. Exterior edges will provide attractive vegetation, patios, amenities and public art that enlivens the public realm. Multi-family dwellings may be incorporated on upper floors.

General Character	Primarily retail, office and service with some multi-family residential
Land Uses	Retail, service & employment; some multi-family
Height Maximum	65 feet, up to 75 feet per Saint Paul Zoning Code
FAR	2.0 - 4.0



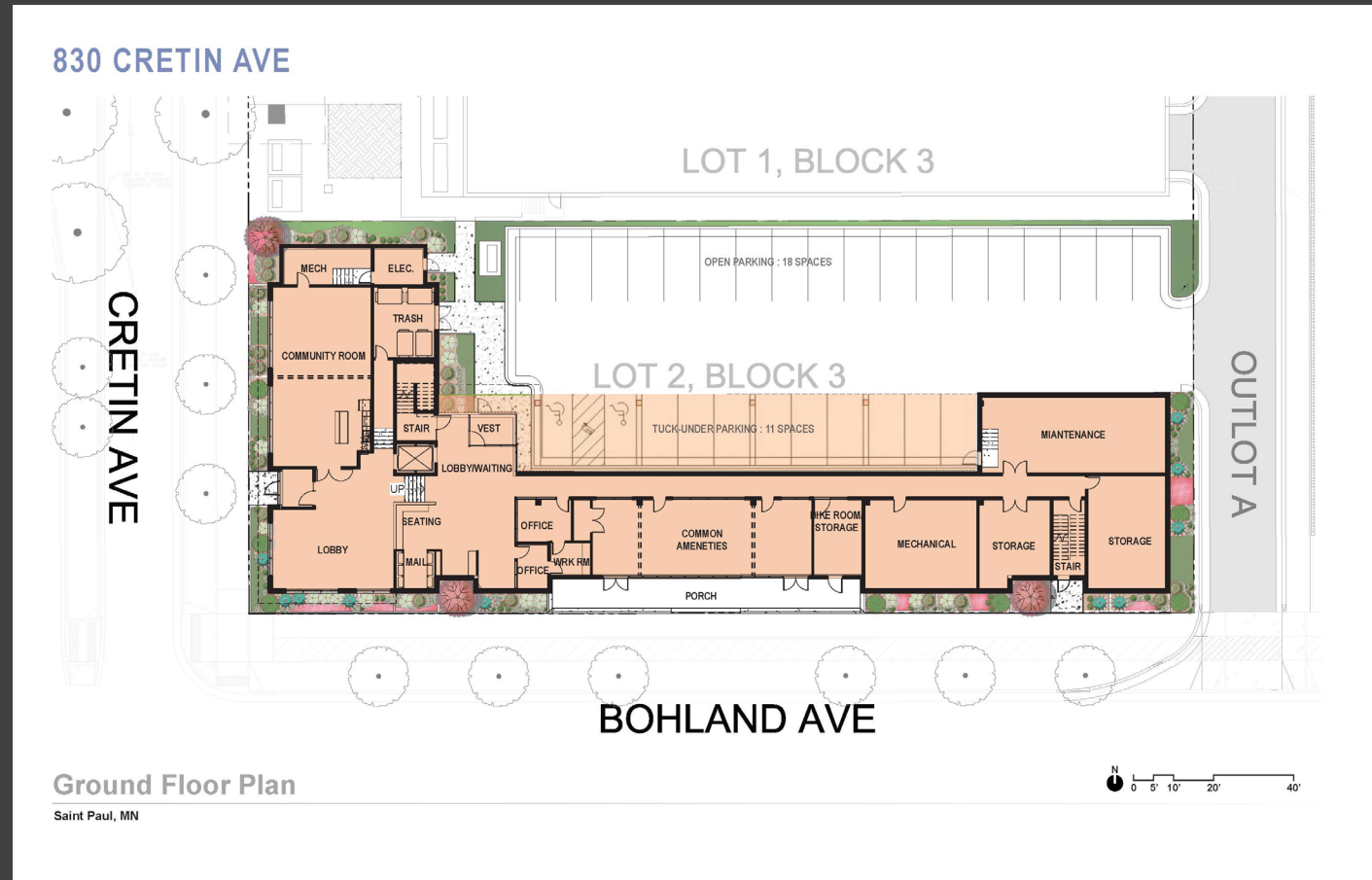
CORNER OF CRETIN AVE AND BOHLAND AVE



5-Story, Senior Affordable Residential Development

- 60 residential units
- 30% AMI
- Community spaces
- 29 parking spaces (18 surface, 11 structured)
- 2 EV ready spaces
- 10 bike parking spaces

SITE PLAN



BZA DECISIONS JUNE 29, 2020

Approved Variance:
Parking Setback

Denied Variance Appealed:
Minimum 25% Open Space
Lot Coverage; 16% Proposed

- *7 letters in support received including HDC and adjoining properties*
- *166 letters in opposition received; few directly related to this variance*

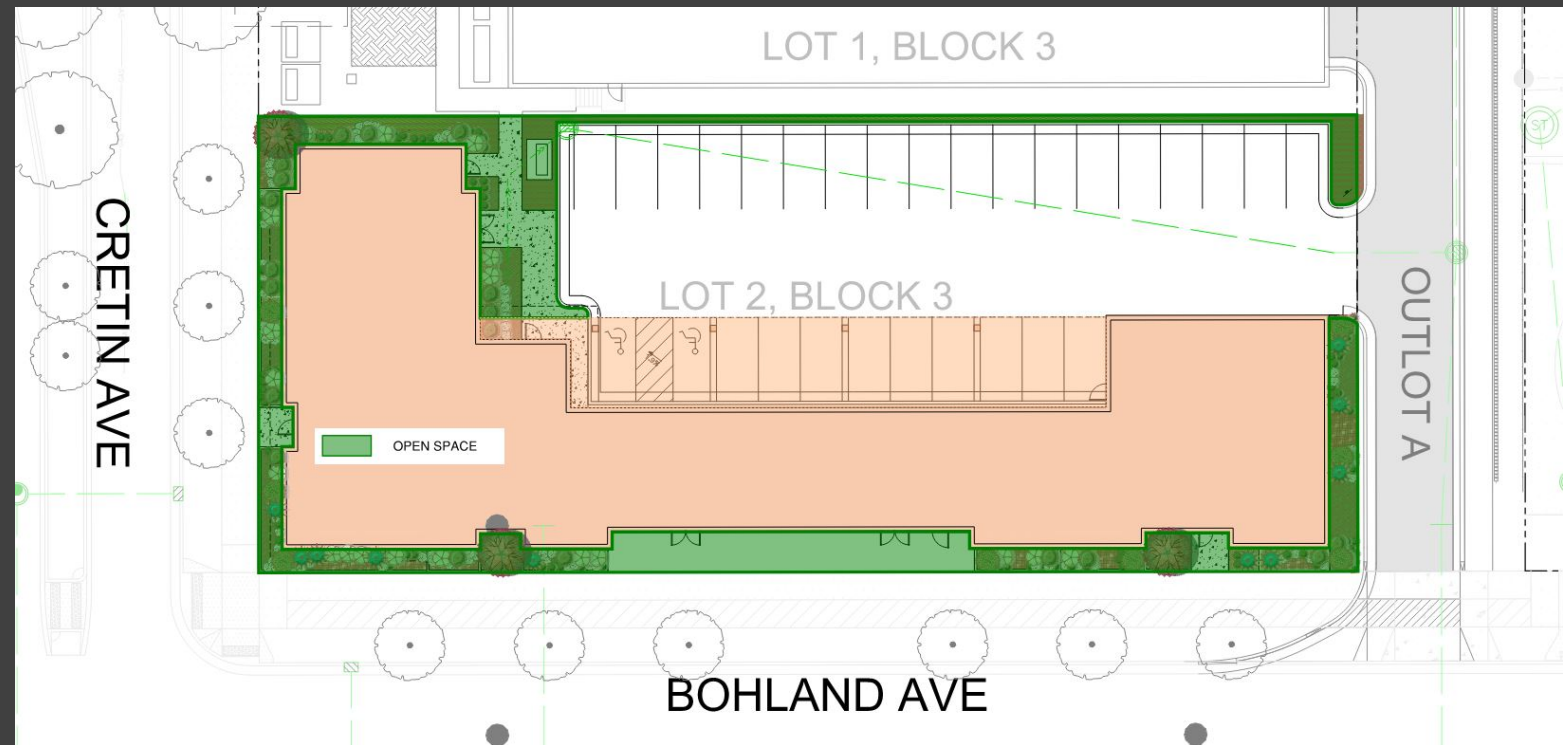
Ford Site Master Plan
Open Space
Lot Coverage
requirement for
private development
parcels

Open Space Lot
Coverage:

- Includes landscaping, patios, and walkways
- Excludes parking and drive aisle

Separate and distinct
from the public Parks
& Open Spaces
dedicated site-wide

OPEN SPACE PLAN



VARIANCE FINDINGS — LEG. CODE SEC. 61.601

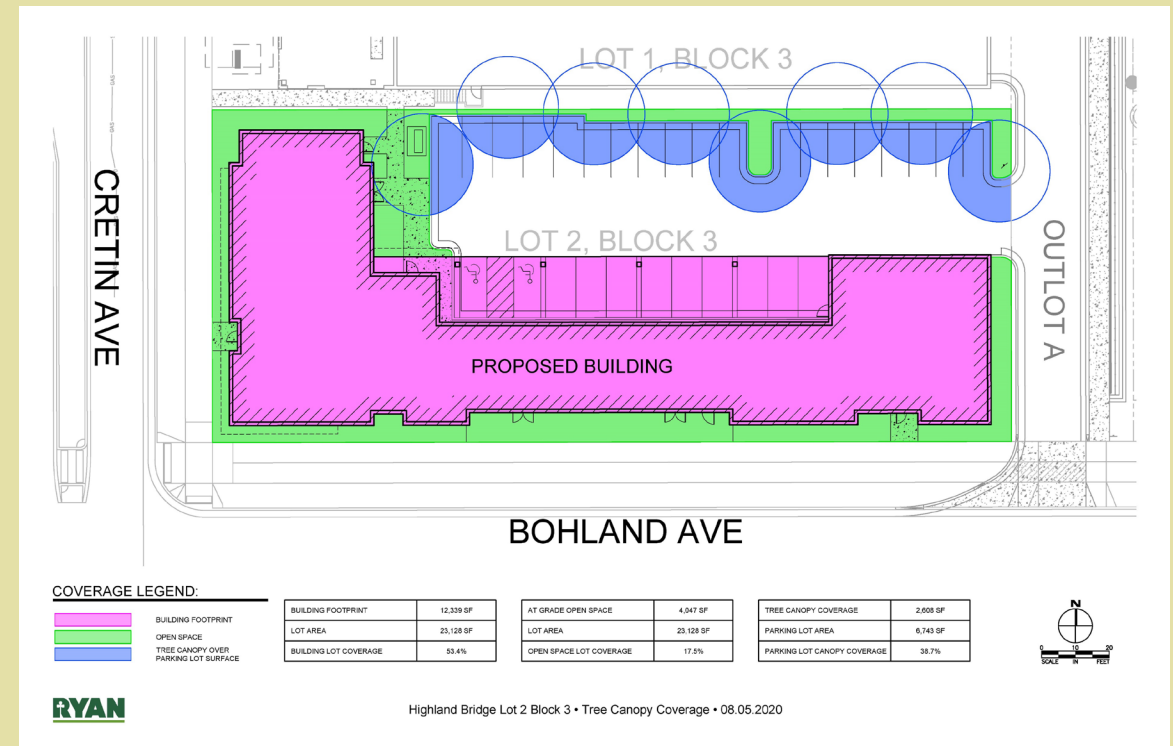
1. The variance is in harmony with the general purposes and intent of the zoning code.
2. The variance is consistent with the comprehensive plan.
3. The applicant has established that there are **practical difficulties in complying with the provision**, that the property owner proposes to **use the property in a reasonable manner** not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
6. The variance will not alter the essential character of the surrounding area.

OPEN SPACE LOT COVERAGE

Appeal based on meeting variance finding:

#3 - Practical difficulty complying with minimum open space lot coverage and use of the property is reasonable.

- Existing bedrock and slope of the site create practical difficulties to move parking underground
- Alternative site layout would result in some other compromise, e.g., less residential units, parking, or ground-level amenity spaces
- Master Plan and F5 Zoning comprise multiple overlapping requirements for off-street parking, active ground level, buildings oriented to the right-of-way and setbacks, FAR, lot coverage, open space coverage, maximum impervious area for stormwater management
- The configuration of the building and surface parking is a reasonable use of the lot that cannot be accomplished without the variance to Open Space Lot Coverage



25% minimum open space lot coverage; 16% requested.

- 23,100 sf parcel
- 3,700+ sf open space provided; 5,775 sf required
- 7,100 sf surface parking lot
- 12,300 sf building lot coverage