



CONDITIONAL 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) 266-6589

| | |
|------------------------|---------|
| Zoning office use only | |
| File # | |
| Fee | |
| Tentative Hearing Date | 3-16-17 |

PD14

102823220164-169

APPLICANT

| | | | |
|-------------------------------|---------------------------------|-------|-------|
| Name | LeCesse Development Corporation | | |
| Address | 650 S. Northlake Blvd Suite 450 | | |
| City | Altonville Springs St. FL | Zip | 32701 |
| Daytime Phone | 407-645-5525 | | |
| Name of Owner (if different) | c/o Mr Thomas Hayden | | |
| Contact Person (if different) | | Phone | |

PROPERTY LOCATION

| | | | |
|--|-------------------------------------|--|--|
| Address / Location | 246-286 Snelling Avenue St. Paul MN | | |
| Legal Description | see attached | | |
| Current Zoning | B2 | | |
| (attach additional sheet if necessary) | | | |

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 521, Paragraph Table of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

see attached narrative.

Required site plan is attached

Applicant's Signature

Date

2/20/17

City Agent

add
2/23/17

Conditional Use Permit Application Narrative

INTRODUCTION

LeCesse Development Corporation (the "applicant") is making application for a CUP to redevelop the commercial properties located at 246-248 Snelling Avenue, St Paul MN (the "Property") to a luxury mixed use residential community. The applicant has submitted to the City site plans in both electronic and hard copy formats reflecting the intended use. The current use of the property is commercial and several of the properties have fallen into significant disrepair. The surrounding neighborhood is a mix of higher educational uses (MacAlester College), commercial along Snelling and St Clair Avenue along with residential uses. Currently the property has the zoning classification of B2; the applicant is proposing to amend the zoning to T3, and the proposed use is allowed with the zoning along with a CUP to city code 66.521.

City Code 61.501 General Standards for a Conditional Use Permit

1. The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan.

Upon review by the applicant the proposed use is in substantial compliance with the Saint Paul Comprehensive Plan. The proposed use is more consistent with the transition of the neighborhood and the vision of Snelling Avenue as a high density transit corridor.

2. The uses will provide adequate ingress and egress to minimize traffic congestion in the public streets.

The property has historically been utilized as commercial activities and associated parking. Ingress and egress to the property has been through curb cuts on St Clair Avenue and Snelling Avenue, including one within 100 ft. of the Snelling/St Clair intersection. The proposed property of the 128 luxury residential units, 1900 square feet of commercial space and 199 parking spaces (including 34 shared parking to benefit nearby businesses) and , will reduce the ingress/egress points to two locations- one along Snelling Avenue more than 200 ft. from the intersection, and the second along St Clair Avenue. A traffic study completed by Biko and Associates indicates that traffic generated by the proposed development will not negatively impact the system of streets and intersections that surround it.

3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

The Snelling Avenue corridor is transitioning to a higher density transit use and the proposed property use is consistent with that plan. The proposed property will replace a commercial use that has fallen into disrepair and will enhance the Snelling Avenue Corridor. The proposed property will not endanger the public health, safety and general welfare of the neighborhood.

4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

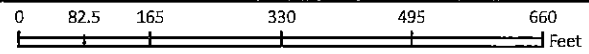
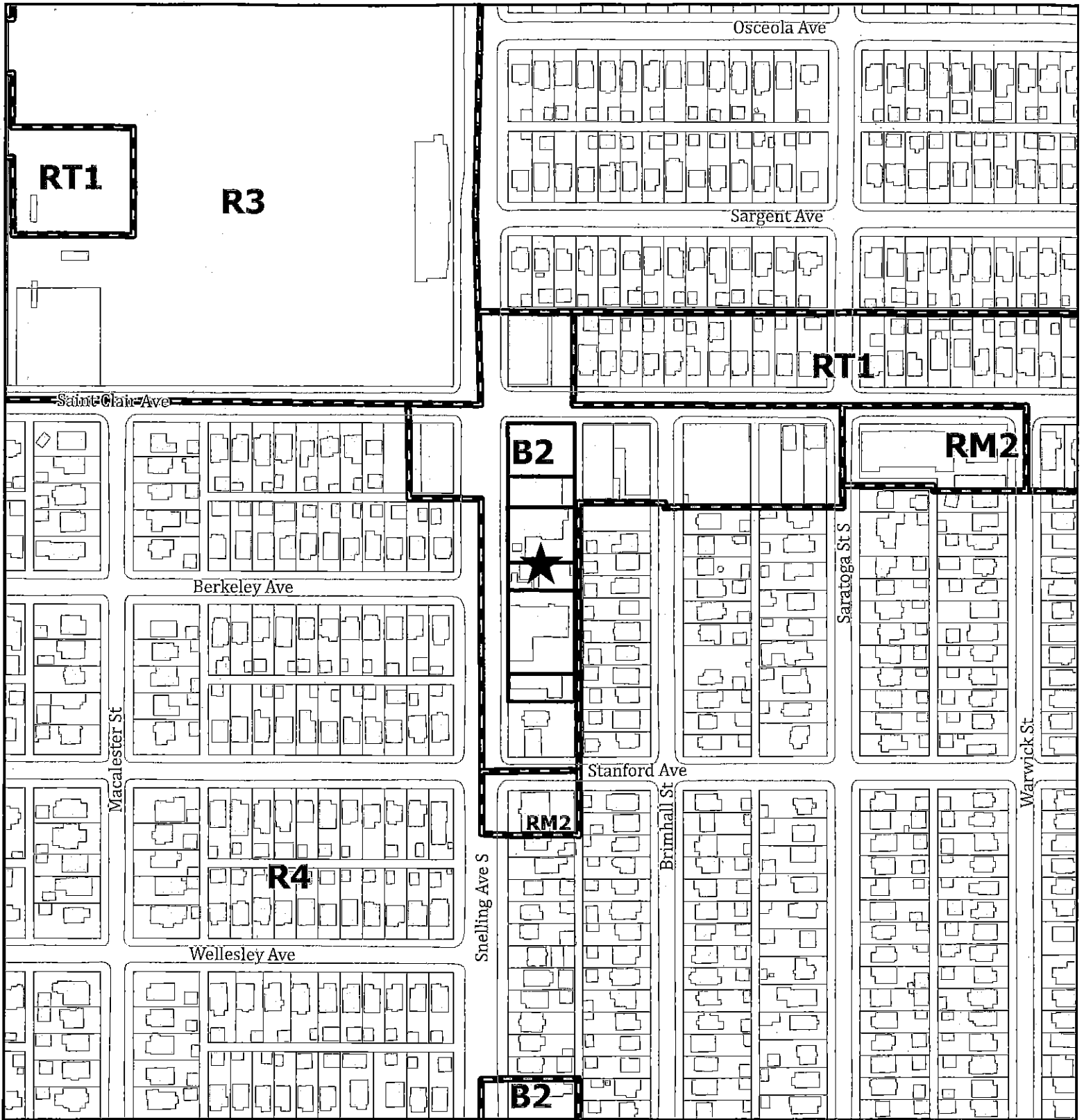
The proposed Project will not impede the development of surrounding property for uses permitted in the district.

5. The use shall, in other respects, conform to the applicable regulations that are allowed in the district and the immediate area.

The proposed Project will conform to the applicable regulations that are allowed in the district and the immediate area.

Attachments

- Zoning map
- Traffic study



APPLICANT: Turk Trust et al

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 2/28/2017

PLANNING DISTRICT: _____

ZONING PANEL: _____

- ENS**
- R3 One-Family
 - R4 One-Family
 - RT1 Two-Family
 - RM2 Multiple-Family
 - B2 Community Business

