

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Paikka **FILE #** 15-153-004
 2. **APPLICANT:** Paikka **HEARING DATE:** September 10, 2015
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 550 Vandalia St, between Wabash and Hwy I-94
 5. **PIN & LEGAL DESCRIPTION:** 322923140005, Hewitts Out Lots Nwly 1/2 Of Vac St E Of And Adj Lots 135 And 145 Also Lots 132 Thru 135 And 145 Thru 147 And Subj To Hwy Lot 148
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** I2
 7. **ZONING CODE REFERENCE:** §61.501
 8. **STAFF REPORT DATE:** September 3, 2015 **BY:** Anton Jerve
 9. **DATE RECEIVED:** August 24, 2015 **60-DAY DEADLINE FOR ACTION:** October 23, 2015
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- A. **PURPOSE:** Conditional Use Permit for a reception hall
- B. **PARCEL SIZE:** 231,134sf (504ft on Wabash x 541ft on Vandalia)
- C. **EXISTING LAND USE:** W-Office/Warehouse, Vacant
- D. **SURROUNDING LAND USE:**
 - North: I2 (Industrial)
 - East: I2 (Industrial)
 - South: I1 (I-94 Freeway)
 - West: I2 (Industrial)
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:**

The site is a former mattress factory and is currently being redeveloped as "Vandalia Tower" (<http://first-first.com/places/vandalia>). The use will be a tenant in one building on the site. The use will share that building with a brewery, which is not a part of this application. The City has received funding for the Vandalia Tower project from a grant from Metropolitan Council.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council had not commented by the time of this report.
- H. **FINDINGS:**
 1. The applicant is seeking to establish a reception hall as part of a mixed-use redevelopment. The use will have about 3,000sf of event space and 2,000sf of office space. The event space will host a variety of events, anticipating 125-150 per year, which includes 60-70 weddings. The number of guests per event is anticipated to average 100 to 160 people. The space is proposed to be available seven days per week from 8:00 am to midnight.
 2. §61.501 lists five standards that all conditional uses must satisfy:
 - (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The use is supported by the following policies from the Land Use Chapter of the Comprehensive Plan (2008):*
 - 1.48 *Support compatible mixed-use within single buildings and in separate buildings in close proximity.*
 - 1.50 *Facilitate the redevelopment of commercial areas where existing buildings are no longer considered functional to accommodate viable retail and businesses.*

The use is supported by the following policy from the West Midway Industrial Area Comprehensive Plan Amendment (2015):

 - B-9 *Explore options for building reuse by attracting smaller, artisanal, creative enterprises – and thereby nurturing entrepreneurship.*

The use located in the Creative Enterprise Zone as designated by the District 12 St. Anthony Park Community Plan (2013) and is supported by the following policy:

78. District 12 will work with the City of Saint Paul and other partners to stabilize and advance conditions in which creative enterprises – light industry, artisans and artists – can thrive in this area [...].

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There is adequate ingress and egress to the use. Primary access will be on Wabash Avenue via two curb cuts that access the main parking area for Vandalia Tower. There will also be a curb cut on Vandalia Street. This will serve more as a service and employee entrance. There will be 208 parking spaces available overall at Vandalia Tower and only 20 spaces required by the use.
- (c) *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.* This condition is met. The use will not be detrimental to the surrounding area, nor endanger public health, safety and general welfare.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will not impede the orderly development of the surrounding area. The use is part of a mixed-use redevelopment of a vacant industrial site. The uses on the property will be managed by one entity to ensure they work together. Adjacent uses are a mix of office, service and industrial.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to all other regulations of the district.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a Conditional Use Permit for a reception hall at 550 Vandalia Street subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



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 # 15-153004

Fee: _____

Tentative Hearing Date: _____

PD-12

9-10-15

322923140005

APPLICANT

Name ANGIE TRYGG AND MARLO MUNCH
Address 4912 24th Ave S.
City MPLS St. MN Zip 55407 Daytime Phone 614-587-3441
Name of Owner (if different) - MARLO
Contact Person (if different) _____ Phone 651-343-6845
- Angie

PROPERTY LOCATION

Address / Location 550 VANDRIA ST N STE 105
Legal Description Event venue: Dance / reception hall
Current Zoning I2- Office / warehouse
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 61, Section 501, Paragraph A-E 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.

- The extent, location and intensity of the use will be in substantial compliance with the St. Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
- The use will provide adequate ingress/egress to minimize traffic congestion.
- The use will not be detrimental to existing character of the development in the immediate neighborhood, or endanger the public health, safety and general welfare.
- The use will not impede the normal orderly development and improvement of the surrounding property or uses permitted in the district.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

☒ Required site plan is attached

*Reception hall

CK 1012
800⁰⁰

Applicant's Signature _____

Date

8/17/15

City Agent

add

8-20-15

Jerve, Anton (CI-StPaul)

From: Angie Trygg <hello@paikkamn.com>
Sent: Thursday, August 27, 2015 11:12 AM
To: Jerve, Anton (CI-StPaul)
Subject: Re: PAIKKA CUP

Hello,
Here is our summary.

PAIKKA - the Finnish word for "PLACE" - is the newest brainchild of Marlo Munch and Angela Trygg, co-owners of Facet & Forge, an event design company. PAIKKA (a dba of Facet & Forge), is located in the newly-renovated Vandalia Tower building, formerly a King Koil Mattress factory, located at 550 Vandalia Street. PAIKKA will be used to host weddings, private parties, markets, workshops, community gatherings and dinners, retirement parties and even wedding or baby showers.

Facet & Forge was originally established as an event design company. PAIKKA is an event space located in Vandalia Tower. The owners decided to use PAIKKA as the business name and will be running it as a dba of Facet & Forge.

Events will be held seven days a week from 8 a.m. until midnight.

The parking lot holds 120 parking spaces with additional street parking nearby. The building is surrounded by parking on 3 sides in the lot. We will have spots directly outside our back entrance for vendors, personnel, and guests. We will have sufficient loading and unloading docks for vendors and guests. The large parking lot has 2 entrances - one off of Vandalia St. And the other off of Wabash. PAIKKA will have 4 doors to exit out of in addition to two garage door openings.

PAIKKA anticipates hosting 125-150 events per year. Of this total, 60-70 will be weddings. We anticipate holding no more than one event per day with a conservative estimate and average of 4 events per week.

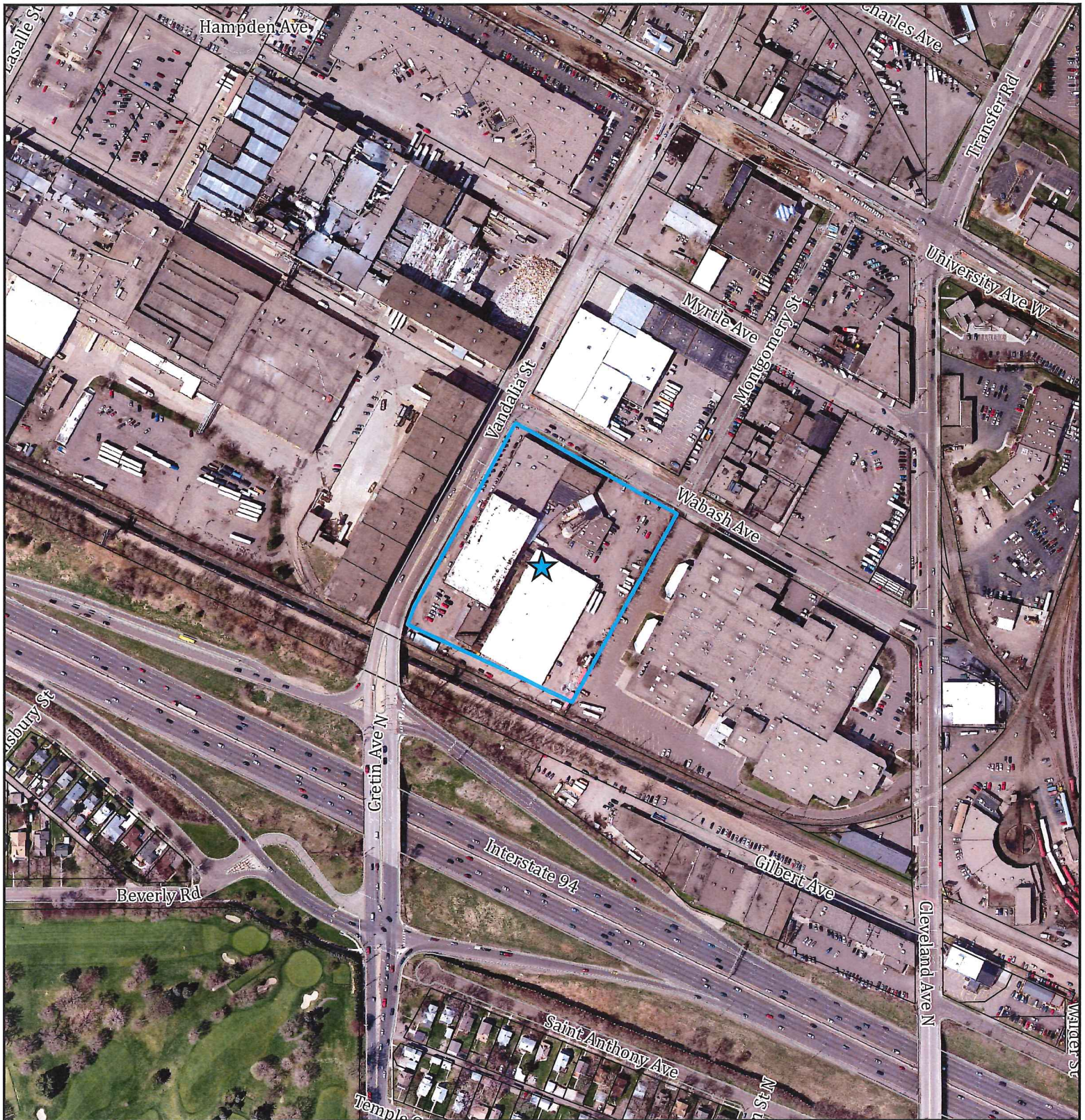
Our max capacity will be 350 persons with an average of 100-160 guests.

Please let me know if that is sufficient. I am happy to provide more information if necessary.

Marlo Munch
414-587-3441

On Aug 27, 2015, at 10:54 AM, Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us> wrote:

INSULATED ALUMINUM DOOR
WITH INSULATED GLASS



FILE NAME: Paikka

APPLICATION TYPE: CUP

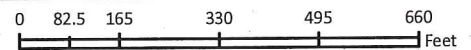
FILE #: 15-153004 DATE: 8/24/2015

PLANNING DISTRICT: 12

ZONING PANEL: 7

Aerial

 Subject Parcels



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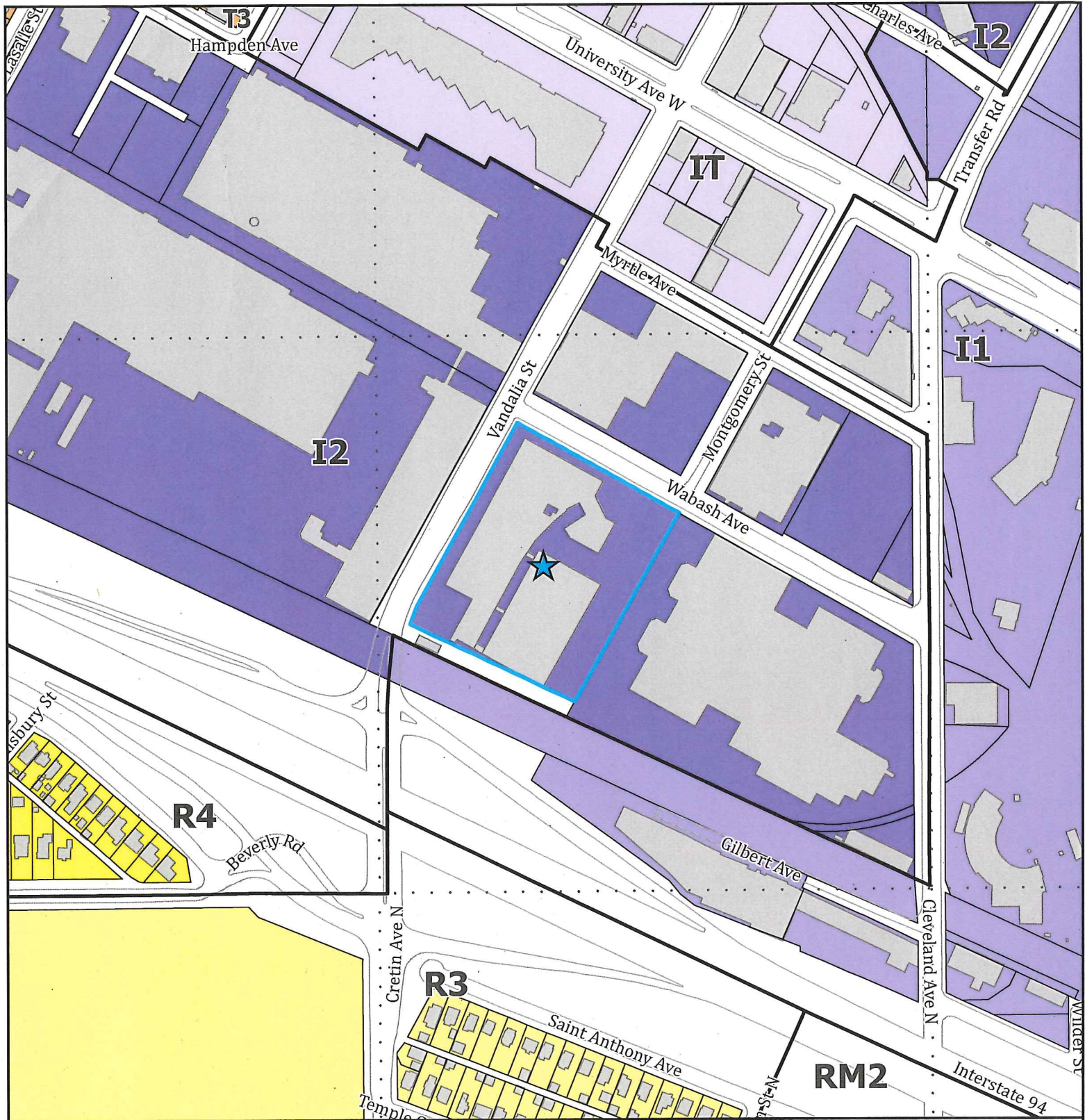
ZONING PANEL: 7

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Industrial
- Mixed Use Commercial and Other

- Industrial and Utility
- Institutional
- Golf Course
- Railway
- Subject Parcels
- Section Lines





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APPLICATION TYPE: CUP

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DATE: 8/24/2015

PLANNING DISTRICT: 12

ZONING PANEL: 7

Zoning

- R3 One-Family
- R4 One-Family
- RM2 Multiple-Family
- T3 Traditional Neighborhood
- IT Transitional Industrial
- I1 Light Industrial
- I2 General Industrial

Subject Parcels

Section Lines

