

## 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: \_\_\_\_\_

PD=12 Tentative Hearing Date: 9-10-15

# 322923140005

**APPLICANT**

Name ANGIE TRYGG AND MARLO MUNCH  
 Address 4912 24th Ave S.  
 City MPLS St. MN Zip 55407 Daytime Phone 414-587-3441  
 Name of Owner (if different) \_\_\_\_\_ - MARLO  
 Contact Person (if different) \_\_\_\_\_ Phone 651-343-6845  
 - Angie

**PROPERTY LOCATION**

Address / Location 550 VANDALIA 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

CK1012  
800<sup>00</sup>

Applicant's Signature

Date

8/17/15

City Agent

add  
8-20-15

## Jerve, Anton (CI-StPaul)

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**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](mailto:anton.jerve@ci.stpaul.mn.us)> wrote:





Project:	177
Client:	First & First
Architect:	WCL
Interior Designer:	Paikka
Phase Number:	05/11/09
Date:	07/28/08
Prepared by:	REVERETT
Checked by:	REVERETT

**FLOOR PLAN NOTES**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE EXISTING BUILDING SCHEDULE FROM THE EXISTING CONSTRUCTION AND REPAIR MANUALS, SPP, SD WALLS ETC. A USE NEW CONSTRUCTION UNLESS OTHERWISE NOTED.  
2. DIMENSIONS ARE TO FINISH MATERIAL AND OPENINGS UNLESS NOTED.  
3. PATCH ANY WALL EXISTING WALLS AND CEILING THAT ARE DAMAGED OR WERE REMOVED. PATCHES HAVE BEEN REMOVED FOR NEW CONSTRUCTION TO A LIKE NEW CONDITION.  
4. PROVIDE PATCHES TO MATCH EXISTING WALLS AND CEILING.  
5. PROVIDE PATCHES TO MATCH EXISTING WALLS AND CEILING.

**WALL TYPES/LEGEND**  

- 1. EXISTING WALL TO REMAIN, TYP. UNL.
- 2. WALL CONSTRUCTION, EXISTING FINISH
- 3. WALL CONSTRUCTION, EXISTING FINISH

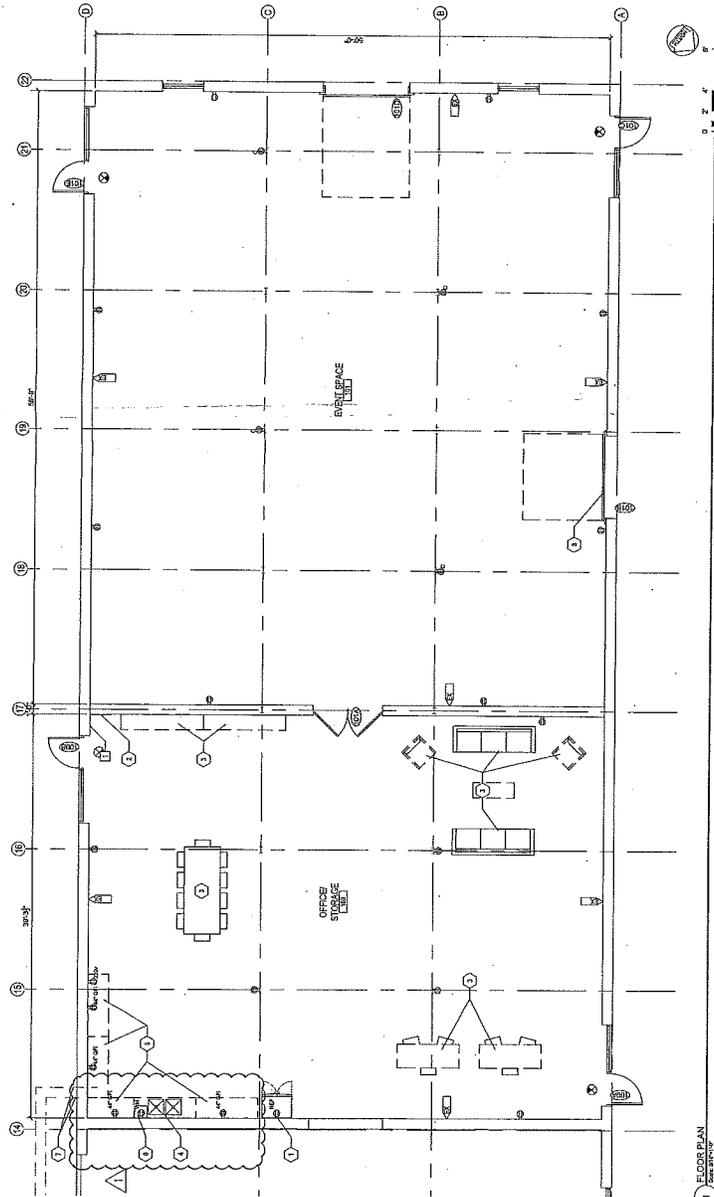
**FLOOR PLAN KEYNOTES**  
 1. LOW VOLTAGE REMARK LOCATION, MOUNT & PLUMBING REQUIRE PROVISIONS AS INSTALLED BY G.C.  
 2. FINISH MATERIAL TO BE PROVIDED BY OWNER.  
 3. STAINLESS STEEL COMP. SINK PROVIDED BY OWNER, INSTALLED BY G.C.  
 4. 8 GALLON POINT-OF-USE ELECTRIC WATER HEATER MOUNT BELOW WORK TOP HEIGHT.  
 5. EXTEND HOT WATER AND COLD WATER TO SINK, SINK OUT AND PATCH CONCRETE TO MATCH EXISTING. PROVIDE SINK WITH TUBER AND EQUIPMENT TO MATCH EXISTING.  
 6. USE GLASS SURFACE ON COOK TOP. PROVIDE REFRIG. TRUCK TO MATCH EXISTING.  
 7. ELECTRIC RANGES TO BE PROVIDED BY OWNER, INSTALLED BY G.C. UNLESS OTHERWISE NOTED.  
 8. REPAIR TO MATCH EXISTING FINISH AS NOTED.

**POWER AND TELEPHONE NOTES**  
 1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DESIGN OF ALL OUTLETS, SWITCHES, ETC. TO ENSURE COMPLIANCE WITH ALL STATE AND LOCAL CODES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 2. ALL DATA CABLES SHALL BE BY TERAUM DATA COMMUNICATION CONSULTANT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY ELECTRICAL CONDUIT TO RUN ANY CONDUIT REQUIRED FOR ALL LOW VOLTAGE DATA CABLES. THIS CONDUIT MUST BE INSTALLED PRIOR TO STUD WALLS BEING ENCLOSED.  
 3. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK AND SCHEDULE OF THE OWNER'S CONTRACTORS TO INSTALL TELEPHONE, DATA, AND COMMUNICATION SYSTEMS.  
 4. SWITCHES, OUTLETS, PLUGS, COVER PLATES, ETC. COLOR TO BE BRUSHED CHROME WITH LIGHT BRIST OUTLETS SWITCHES, ETC.  
 5. ELECTRICAL CONTRACTOR SHALL VERIFY ALL WORK PRIOR TO INSTALLING NEW ELECTRICAL AND COMMUNICATION SYSTEMS.

**POWER AND TELEPHONE SYMBOLS**  

- 1. DUPLEX OUTLET
- 2. OUTLET HEIGHT AT ROOF JOIST HEIGHT
- 3. GROUND FAULT CIRCUIT INTERRUPTER
- 4. GANGED OUTLET
- 5. EXIT SIGN

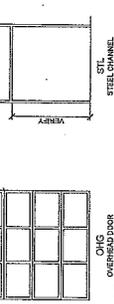
**POWER AND TELEPHONE KEYNOTES**  
 1. ELECTRICAL PANEL PROVIDED AND INSTALLED BY LANDLORD, G.C. SHALL COORDINATE INSTALLATION.



**DOOR SCHEDULE**

DOOR NO.	TYPE	MATERIAL	QTY.	WIDTH	HEIGHT	THICK.	FINISH	GLASS			FRAME			NOTES
								TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	
100A	EX	ALUM.	1	-	-	-	-	-	EX	ALUM.	-	-	-	2, 3
100B	EX	ALUM.	1	-	-	-	-	-	EX	ALUM.	-	-	-	2, 3
100C	EX	ALUM.	2	-	-	-	-	-	EX	ALUM.	-	-	-	1
100D	EX	ALUM.	1	80 1/2"	80 1/2"	1 1/2"	PAINT	-	EX	FIN	PAINT	-	-	1
100E	EX	ALUM.	1	-	-	-	PAINT	-	EX	FIN	PAINT	-	-	1
100F	EX	ALUM.	1	-	-	-	PAINT	-	EX	ALUM.	-	-	-	2
100G	EX	ALUM.	1	-	-	-	PAINT	-	EX	ALUM.	-	-	-	1
100H	EX	ALUM.	1	-	-	-	PAINT	-	EX	ALUM.	-	-	-	2, 3

**DOOR SCHEDULE NOTES**  
 1. EXISTING WINDOW TO REMAIN.  
 2. PROVIDE PANELED DEVICE (OWN DESIGN) WITH NIGHT LATCH FUNCTION AND CLOSER (ELEM. 140).  
 3. PROVIDE ALTERNATE FOR PANELED DEVICE (OPERATED LOCKING DEVICE THAT IS READY DETRIEVEABLE AND SERVICE STATING THIS IS NOT TO BE USED UNLESS PER THE DESIGN IS OCCUPIED).  
 4. PROVIDE LOCK.





FILE NAME: Paikka

Aerial

APPLICATION TYPE: CUP

 Subject Parcels

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

PLANNING DISTRICT: 12

ZONING PANEL: 7





FILE NAME: Paikka

APPLICATION TYPE: CUP

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

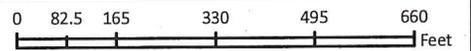
PLANNING DISTRICT: 12

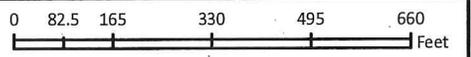
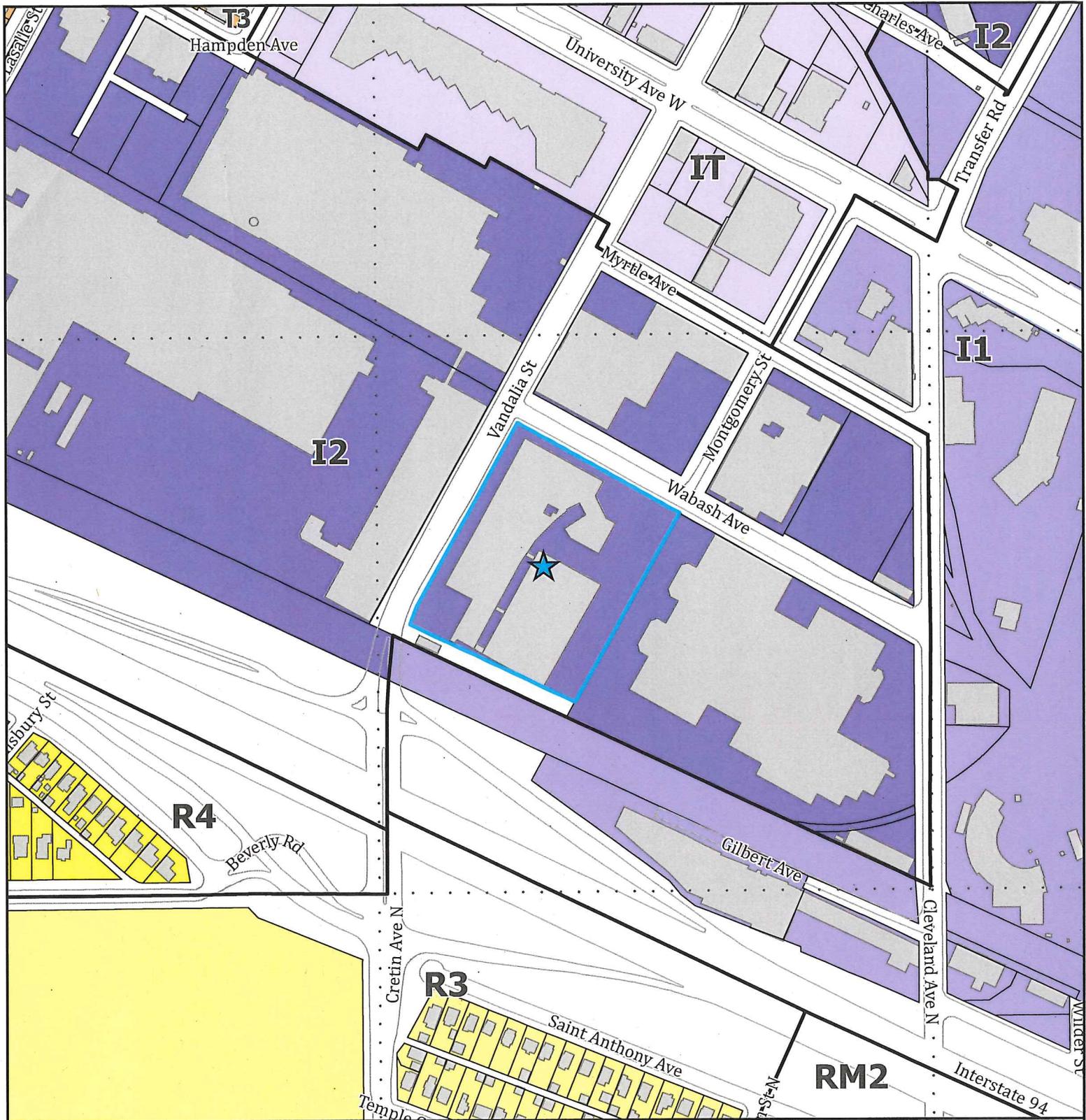
ZONING PANEL: 7

**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





FILE NAME: Paikka

APPLICATION TYPE: CUP

FILE #: 15-153004      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

