

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**TUESDAY, JANUARY 21, 2025 – 3:00 P.M.**  
**ROOM 40 – CITY HALL**  
**SAINT PAUL, MINNESOTA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the hearing. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its hearing.

**Public Testimony:**

There is no new business on this agenda. The public comment period for the old business on this agenda closed on December 6, 2024.

I. Approval of minutes for: None

II. Approval of resolution for: None

III. Old Business:

*At the January 6, 2025 Board of Zoning Appeals meeting, the Board denied requests 1 through 4 below. It was determined that no explicit action was taken regarding requests 5 through 13. This case is back as old business to act upon requests 5 through 13.*

- |    |   |   |                    |
|----|---|---|--------------------|
| A. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Major Variance</u> | Ryan Companies US, Inc. (Sean Ryan)<br>2200 Ford Parkway (Highland Bridge Block 2B)<br>F5   | <b>(24-095781)</b> |
|    |   | The applicant is proposing to construct a mixed-use development on this vacant property in the F5 Business Mixed Zoning District. The development consists of three single-story commercial buildings and a four-story 97 dwelling unit mixed-use building, all of which surround structured off-street parking. Thirteen variances are requested. 1.) A floor area ratio (FAR) minimum of 2.0 is required; 1.0 is proposed, for a variance of 1.0. 2-4.) A building height minimum of 40 feet is required; Retail buildings B and C are proposed to be 15 feet tall each, and retail building D, 12 feet tall, for variances of 25 feet and 28 feet respectively. 5.) A maximum lot coverage of 70% is permitted; 80% is proposed, for a variance of 10%. 6-7.) The Ford Site Zoning and Public Realm Master Plan Design Standard G15 requires at least 30% of the area of the ground floor along addressed sides of the building and sides that face open space to consist of windows and doors or openings; 20% is proposed on the north side of the mixed-use building and 25% is proposed on the north side of retail building D, for variances of 10% and 5% respectively. 8-13.) The Ford Site Zoning and Public Realm Master Plan Design Standard S12 requires the bottom 12 feet of portions of the ground floor along urban center frontage not dedicated to residential units to be a minimum of 65% transparent glazing; 40% is proposed on the north side of the mixed-use building, 55% on the north side of Retail |                    |

building B, 55% on the north side of Retail building C, 50% on the north side of Retail building D, 45% on the southeast side of the mixed-use building, and 45% on the south side of the mixed-use building; for variances of 25%, 10%, 10%, 15%, 20%, and 20% respectively.

<i>Requests 1, 2, 3, and 4:</i>	<i>Denied at Jan. 6 Mtg.</i>	<i>4-2</i>
<b>Requests 5, 6, 7, 8, 9, 10, 11, 12, and 13:</b>	<b>Approved with condition</b>	<b>4-0</b>

*At the January 6, 2025 Board of Zoning Appeals meeting, the Board denied requests 1 and 2 below. It was determined that no explicit action was taken regarding requests 3 through 6. This case is back as old business to act upon requests 3 through 6.*

<p>B. Applicant -                  Location -                  Zoning -                  Purpose: <u>Major Variance</u></p>	<p>Ryan Companies US, Inc. (Sean Ryan) <b>(24-096392)</b>                  0 Cretin Avenue South (Highland Bridge Block 2C)                  F5</p> <p>The applicant is proposing to construct a commercial building on this vacant property in the F5 Business Mixed District. Six zoning variances are requested: 1.) A floor area ratio (FAR) minimum of 2.0 is required; a FAR of 0.3 is proposed, for a variance of 1.7. 2.) A minimum building height of 40 feet is required; 18 feet is proposed, for a variance of 22 feet. 3.) The Ford Site Zoning and Public Realm Master Plan Design Standard G15 requires at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along addressed sides of the building and sides that face open space to consist of windows and doors or openings for new commercial buildings; 40% of the length and 15% of the area is proposed along the south side, for variances of 10% and 15% respectively. 4-6.) The Ford Site Zoning and Public Realm Master Plan Design Standard S12 requires the bottom 12 feet of portions of the ground floor not dedicated to residential units along urban center frontage to be a minimum of 65% transparent glazing; 50% is proposed for the northern façade, 45% is proposed for the eastern façade, and 25% is proposed for the northwest façade, for variances of 15%, 20%, and 40% respectively.</p>						
	<table border="0"> <tr> <td><i>Requests 1 and 2:</i></td> <td><i>Denied at Jan. 6 Mtg.</i></td> <td><i>4-2</i></td> </tr> <tr> <td><b>Requests 3, 4, 5, and 6:</b></td> <td><b>Approved with condition</b></td> <td><b>4-0</b></td> </tr> </table>	<i>Requests 1 and 2:</i>	<i>Denied at Jan. 6 Mtg.</i>	<i>4-2</i>	<b>Requests 3, 4, 5, and 6:</b>	<b>Approved with condition</b>	<b>4-0</b>
<i>Requests 1 and 2:</i>	<i>Denied at Jan. 6 Mtg.</i>	<i>4-2</i>					
<b>Requests 3, 4, 5, and 6:</b>	<b>Approved with condition</b>	<b>4-0</b>					

IV. New Business: None

V. Adjourn.