21 January 2021

Summit-Hill Association / District 16 Planning Council
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Re: 733 Grand Avenue
Proposed Drive-up
St. Paul, Minnesota 55105

Subject: Rezoning / Variance

PID#: 022823410268

PROJECT NARRATIVE

General.
Ownership is looking to lease out the existing vacant building at 733 Grand Avenue in St. Paul.

The existing one-story building is approximately 10,000 square feet.

Ownership is currently in negotiations with (2) potential tenants.
- Tenant #1 would be a Bank
  o The Bank would occupy approximately 6,000 s.f.
- Tenant #2 would be a Restaurant
  o The Restaurant would occupy the remaining 4,000 s.f.

Both potential Tenants will require (1) drive-thru lane as a condition with their lease with Ownership. Neither Tenant will proceed without a drive-thru.

The potential Bank Tenant currently does not have a drive-thru at its current location. In our current pandemic climate, a drive-thru has been determined as a must to better serve their customers.

In speaking the City of St. Paul Planner, the (2) proposed drive-thru lanes will require the following:

1. Rezoning
   a. The existing property is zoned B2
   b. Bank
      i. The potential Bank tenant would be allowed under B2. However, the drive-thru would require a Conditional Use Permit (CUP)
   c. Restaurant
      i. The potential Restaurant would not be allowed to have a drive-thru under the B2 zoning.
      ii. The City Planner recommended rezoning to B3.
      iii. B3 zoning would allow restaurants to have drive-thru(s)
      iv. Note: The Bank would not require a CUP with the rezoning

2. Variances
   a. Drive-thru Sales Standards & Conditions
i. Section 65.513 (a) requires that a drive-thru lane & service window be 60 feet from a residential zoned property.
   1. The dimension from the Lane 1 service window to the south property line of property to the residential zoned property to the north is 60 feet
   2. However the dimension from Lane 2 to the south property line is only approx. 45 feet

b. Parking
   i. Section 63.207 results in a parking requirement of 26-parking stalls.
      1. The proposed site plan does not meet these requirements.
         a. The site currently proposes 17-parking stalls
      2. Both potential tenants propose that the on-site parking is dedicated to customers only.
      3. Both potential tenants propose to lease parking from the House of Hope Presbyterian Church at the intersection of Grotto/Summit. The leased parking would be dedicated for staff only.

Proposed Site Plan
The site plan proposes the following:
- (2) drive-thru lanes are shown on the north side of the existing building
- Lane 1 (closest to the building) will be dedicated for the potential Restaurant tenant
  - The restaurant tenant will have a drive-thru window on the north exterior wall of the existing building
- Lane 2 will be dedicated for the potential Bank tenant
  - The bank tenant will have a teller kiosk (pneumatic tube system) and an ATM on an island at Lane 2
- The north curb & gutter will be moved to the south to meet City buffer requirements
  - The City requires a 6ft buffer
  - Currently, the site only has a buffer of less than 5ft
- The existing parking along the north property line (12-parking stalls) will be eliminated to accommodate the proposed (2) drive-thru lanes
- The existing trash enclosure & rain garden in the northeast corner of the property are to remain
- The existing parking lot on the east side of the existing building will remain (17-stalls)

Existing Site Plan
The existing building is located in the southwest corner of the property. The existing building will remain.

The existing site has (2) curb cuts:
1. Grand Avenue
   - There is an existing site ingress/egress curb cut along Grand Avenue.
   - No changes are proposed to the existing site access at Grand.
2. Grotto Street
   - There is an existing site ingress/egress curb cut along Grotto Street
   - The Grotto curb cut is proposed to become an exit (egress) only
   - The existing Grotto curb cut size will not change

The existing parking on the east side of the existing building will remain, with no changes.

There is currently parking along the north side of the property. It is proposed that these parking stalls will be eliminated.

Two drive-thru lanes are proposed on the north side of the existing building.
Parking
Below is a parking count breakdown:

Total Parking Shown: 17-stalls

Parking Required
(1:400) or 10,000/400 26-stalls

Parking Deficiency 9-stalls

Both potential tenants will agree that the existing on-site parking will be dedicated to customers only.

Both potential tenants will lease additional parking form the House of Hope Presbyterian Church at the intersection of Grotto/Summit. The leased parking will be dedicated for staff/employees only.

Building.
The existing building will contain the following:

Tenant #1 - Bank
The proposed Bank tenant will occupy approximately 6,000 s.f. This location will be their corporate headquarters.

The proposed Bank tenant will occupy the east ‘half’ of the existing building. The Bank will also propose to remodel & refresh the exterior. Preliminary 3d renderings can be provided upon request.

The Bank tenant will have the following:
- Offices & Work Stations, Conference Room, Transaction Area, Employee Breakroom, Restrooms, Waiting, etc.

Tenant #2 - Restaurant
The proposed Restaurant tenant will occupy approximately 4,000 s.f.

The proposed Restaurant tenant will occupy the west ‘half’ of the existing building.

Signage.
A separate sign permit application will be submitted at a later date by each Tenant. At this time it is assumed that all exterior signage will be illuminated.

Preliminary locations of signage:
- Bank Tenant
  - Exterior wall sign on the south side of the building
  - Exterior wall sign on the east side of the building
- Restaurant Tenant
  - Exterior wall sign on the south side of the building
  - Exterior wall sign on the west side of the building

Image.
The potential Bank tenant has a preliminary exterior design for their half of the building.

The exterior 3d images can be provided upon request.
We believe the proposed project or use:
- Is not in conflict with the Comprehensive Plan
- Is not in conflict with any Regulating Maps or other adopted plans
- Is not in conflict with any City Code requirements
- Will not create an excessive burden on parks, streets, and other public facilities
- Will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare

Enclosed you will find the architectural site plan.

Please call me with any questions.

Sincerely,

Russ Schramm
Sr. Project Manager