

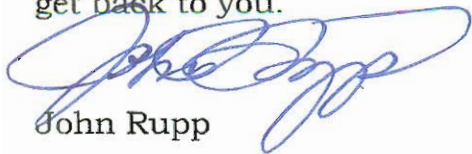
344 Summit Avenue Luxury Hotel Project.

The attached petition describes my idea for 344 Summit.

I am required to get the support of at least two thirds of the adjacent property owners within 100 feet. My intention is to also get the support of other neighbors, particularly those across the street from the property. If you are interested in supporting my project please sign the attached petition and get it back to me as follows:

- Drop off at the University Club
- Mail to me c/o Commonwealth Properties, Inc.; Suite 900 Saint Paul Building, Sixth West Fifth Street, St. Paul 55102
- Scan and email to me at jrupp@commonwealthproperties.com
- Fax to me 651-2240-4805

If you have any questions and/or concerns please send me an email and I will get back to you.



John Rupp

Rupp
6/25/14



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	

APPLICANT

Name JOHN R. RUPP

Address 366 SUMMIT AVENUE (OFFICE: SUITE 400 SAINT PAUL, BLDG., 6 WEST FIFTH ST.)

City ST. PAUL St. MIND Zip 55102 Daytime Phone 651-924-5845

Name of Owner (if different) _____

Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 344 SUMMIT AVENUE

Legal Description SEE ATTACHED

Current Zoning RT2/R2

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 132, Paragraph _____ 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.

Required site plan is attached

Applicant's Signature [Signature] Date 5/20/14 City Agent _____

Rec'd 6/25/14

Property Address: 344 Summit Avenue, St. Paul, MN 55102

Parcel 1:

The Southwesterly 35 feet of Lot 19 and all of Lots 20 and 21 in Block 69 of Dayton and Irvine's Addition to Saint Paul.

Parcel 2:

A strip of land lying between Lots Twenty-two (22) and Twenty-one (21) in Block Sixty-nine (69) of Dayton and Irvine's Addition to the City of Saint Paul described as follows:

Commencing at the Northeast (NE) corner of said Lot Twenty-two (22) thence Easterly along the Southerly line of Summit Avenue sixteen feet (16') more or less to the Northwest (NW) corner of said Lot Twenty-one (21) thence Southerly along the Westerly line of said Lot Twenty-one (21) to the Northerly line of Irvine Avenue, thence Westerly along the Northerly line of Irvine Avenue sixteen feet (16') more or less to the Southeast (SE) corner of said Lot Twenty-two (22) thence Northerly along the Easterly line of said last mentioned lot to the place of beginning, except however the following described portion thereof, to-wit: Beginning at the Northeast (NE) corner of Lot Twenty-two (22) in Block sixty-nine (69) of Dayton and Irvine's Addition to the City of Saint Paul thence Southerly (S'ly) along the Easterly (E'ly) line of said Lot Two Hundred Two and 13/100 (202.13') feet, thence at right angles and Easterly (E'ly) Twelve and one-half (12 1/2) feet, thence Northerly (N'ly) and parallel with the Easterly (E'ly) line of said Lot Twenty-two (22) to the South (S) line of Summit Avenue, thence Westerly (W'ly) along the South (S) line of Summit Avenue to the place of beginning.

6/25/14

344 Summit Avenue - Proposed Luxury Boutique Hotel

Supporting information for a conditional use permit application under the provisions and standards of *Zoning Code § 65.132, reuse of large structures.*

The proposal for a luxury boutique hotel is made pursuant to the provisions of *Zoning Code § 65.132. Reuse of Large Structures*, which provides for “conversion or reuse of residential structures of over 9000 square feet gross floor area and permitted nonresidential structures such as churches and schools.” The proposal is to reuse the large – over 18,000 square foot - residential structure located at 344 Summit Avenue as a ten-unit fully furnished and serviced luxury boutique hotel.

The house at 344 Summit Avenue is modeled after an eighteenth century English Cotswold Manor House, and will be restored, decorated and furnished with many antiques, oriental rugs, and art work appropriate to the style of the building. For approximately the last 50 years the building has been occupied by the College of Visual Arts, which closed in the fall of 2013.

The proposed hotel is very small and intimate by hotel standards. Properties similar to 344 Summit in other cities are occasionally permitted as apartment hotels. A common zoning definition nationwide describes an *apartment hotel* as “a building designed for or containing apartments, individual guestrooms/studio apartments and/or rental units under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments, rooms and/or units.” In the case of 344 Summit, there will be an on sight manager most if not all of the time. Rental periods would vary, but be mostly short term. Many of the guests will not have cars.

The Lower Summit Avenue/Cathedral Hill neighborhood historically contained many hotels, but at the moment does not have any. The following are the neighborhood’s former hotels. All were what we now would refer to as either apartment and/or boutique hotels.

- The Commodore
- The Commodore Hotel Annex
- The Angus Hotel (Blair House and Albion Hotel)
- The Aberdeen Hotel
- The Anthony Hotel Apartments
- The Apollo Hotel

6/25/12

The Ashland Hotel
Carpenter House
Dayton Family Hotel (Daytonia Hotel)
Fanner Hotel
Franklin House
Homer Family Hotel
Marlborough Apartment Hotel
New Summit Hotel
Summit Avenue House

Guests will have access to the University Club's Summit Avenue Clubhouse during their stay. The University Club's front desk will in effect be the front desk for 344 Summit, with guests often picking up their keys there. The property and grounds video cameras will be monitored by University Club front desk personnel. If the University Club is not associated with the hotel in the future, the front desk functions would be located in the property.

The building will be carefully and sensitively restored, using as a guide among other resources, the original architectural plans and elevations. No exterior modifications are planned. The extensive gardens will be restored and replanted.

The unit locations are summarized below, and shown on the attached floor plans. Common areas within the building include a living room, library, business center/office, and kitchen. The former garage will be used as a service and storage area.

Lower Level: two one-bedroom units, storage and building laundry
Main Floor: one large one-bedroom-unit, library, living room, business center/office/front desk, and kitchen
Second Floor: two one-bedroom units and two studio units
Third Floor: three one-bedroom units

The project is intended to bring to Saint Paul's historic Summit Avenue and the Cathedral Hill District a project that is sympathetic to the neighborhood – one of the finest, if not the finest, projects of its kind in the state.

6/25/14

It is important to recognize that this plan is in part proposed to provide a certain type of hotel that is missing from Saint Paul, that will be regulated and constructed in conformance with appropriate building and licensing requirements. The proposed project is much different than the dozens of Airbnb and VRBO (Vacation Rental By Owner) properties that are being rented throughout the city outside of formal city approvals, licensing, and inspections – many in effect boutique hotel accommodations.

The plan does not include banquet spaces similar to Summit Manor, 490 Summit, or the AAUW College Club.

If in the future the hotel ceases operations, the property would revert to the current zoning - limiting it to a maximum of four units.

Zoning Code Section 65.132. Reuse of Large Structures.

Standards and Conditions in Residential Districts:

- (a) *The planning commission shall find that the structure cannot reasonably be used for a conforming use.*

The structure is in need of substantial repairs given years of neglect. The property is so large, and the cost of renovation so great that the likelihood it will be returned to the original use a single family home with large live in staff is remote to say the least. The RT2 Townhouse Residential Zoning District would allow four dwelling units in the structure, but the property has essentially no off-street outside parking other than stacked in the driveway and no useable indoor parking, which adds further challenges to conventional apartment and/or condominium use. Adding off street parking would severely compromise the fabulous gardens.

- (b) *The planning commission shall find that the proposed use and plans are consistent with the comprehensive plan*

The project meets this standard. The proposal supports two strategies specifically in the Historic Preservation chapter of the Plan: Strategy 4 to “Preserve and protect historic resources” and Strategy 5 to “Use historic preservation to further economic development and sustainability”.

In addition the proposal is consistent with the Summit Hill/District 16 Neighborhood Plan to preserve the pedestrian-friendly, historic residential and commercial character of the Summit Hill Neighborhood.

6/25/14

- (c) *The planning commission shall find that the proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses.*

The project meets this standard. There are no proposed “structural alterations or additions.” As to the proposed use the surrounding neighborhood, since the earliest days, contained many hotel properties (mentioned above). The neighborhood, and similar neighborhoods throughout the United States and the world, are enriched by having fine independent boutique hotels located within them. These properties not only are amenities for the residents, but also for those who are attracted to these areas. The Cathedral Hill District of Saint Paul will be enhanced by a hotel as fine as the one proposed, and will join many other Minnesota cities that have them now.

- (d) *Parking for the new use shall be provided in accordance with the requirements of Section 63.200 for new structures.*

Under Section 63.207 of the Zoning Code, the parking requirement for a hotel or inn (essentially what an apartment hotel is) is required to have one parking space per three occupancy units. Because the condition in (d) is the requirement “for new structures,” the requirement for the proposed use is what it would be for a new structures being built for a hotel or inn with ten suites/rooms: 3 parking spaces.

The building originally had three indoor parking stalls on the lower level at the rear of the house (shown on the attached site plan) but they have been unusable since the 1960’s because they relied on a turntable system that does not work for contemporary cars. There are no current feasible plans to reuse the former garage for parking. For the last 50 years it has been used as a classroom by the College of Visual Arts. There is still a long, narrow driveway from Summit Avenue along the side of the house to the former garage, but because of the steep hill immediately behind the house there is no feasible place to add parking there; without the old turntable system in the garage, there is not even space to turn around. Locating parking on the lawn to the west of the house - visible from Summit Avenue - is not feasible because it would destroy the gardens and severely compromise the overall site. Therefore, modification of this parking requirement is requested under the provisions of Zoning Code § 61.502, *Modify Special Conditions.*

6/25/14

As a practical matter, six cars can park on Summit Avenue immediately in front of the building, as shown on the attached site plan, and six more cars can be stacked in the driveway. The driveway is the only location for onsite parking given site constraints. The plan utilizes existing residential parking opportunities in the neighborhood in a way that is respectful to the neighbors and uses all of the possible off street parking spaces on the site as well.

It important to note when considering the overall parking situation that the former college use of the house created far greater demand for parking. The file for the 1993 campus conditional use permit for the College of Associated Arts at this site noted that “the College has a legal nonconformance of 49 [parking] spaces.” This resulted in student and staff parking taking up blocks of on street parking adjacent to the property. The college had at its peak enrollment well over 225 students – all driving to the school and most parking in the neighborhood. The proposed use will certainly not detrimentally affect the neighborhood the way the college parking situation did.

- (e) *Applications for conversion or reuse shall include a notarized petition of two-thirds (2/3) of the property owners within one hundred (100) feet of the property proposed for reuse, site plans, and other information which the planning commission may request.*

See attached

Zoning Code Section 61.501. Conditional use permit, general standards.

- (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*

The proposed plan meets this standard. See above.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public street*

The proposed use will radically improve traffic and parking problems associated with the former college use.

6/25/14

- (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*

The proposed use meets this standard. See above argument that not only is the proposed project not detrimental, it will enhance the character of the immediate neighborhood, and in no way 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*

The proposed use meets this standard and meets it better than the former college use.

- (e) *The use shall, in all other prospects, conform to the regulations of the district in which it is located*

Project meets this standard and is a substantially better use based on the above considerations than the neighborhoods residential treatment centers and sober houses that occupy other neighborhood "large structures". It also is more compatible with the neighborhood than the previous college use.

Zoning Code Section 61.502. Modify special conditions.

Modification of the special condition for new parking to serve the proposed use, to permit the use with no additional parking, would meet the standards of Zoning Code § 61.502 for modification of special conditions. Because of the steep hill immediately behind the house there is no feasible place to add parking there. Because of the historic significance of the house and grounds, located within the Historic Hill Heritage Preservation District, it is also not feasible to add parking to the large side yard west of the house. As a practical matter, the six on-street parking spaces along the street frontage of this wide lot will reasonably provide for the parking needs of the proposed use, a great improvement over the previous use of the site, consistent with the intent and purpose of the special condition, and consistent with the general welfare and reasonable enjoyment of adjacent property.

6/25/12

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A CONDITIONAL USE PERMIT

NOT

We, the undersigned, owners of the property within 100 feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of JOHN R. RUPP
(name of applicant)

to establish Luxury Boutique Hotel
(proposed use)

located at: 344 Summit Avenue
(address of property)

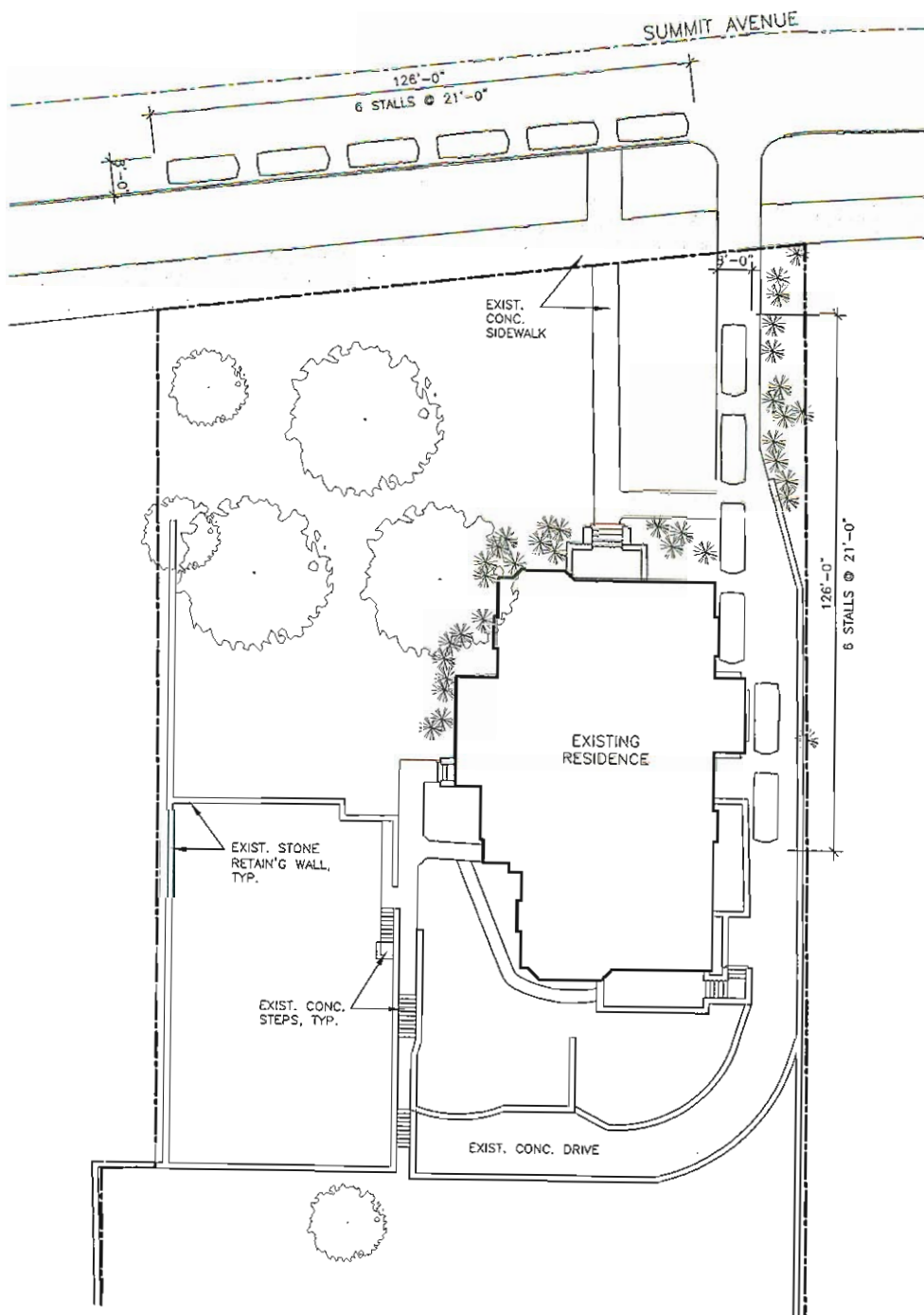
requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE

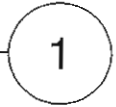
NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

6/25/14



Site Plan

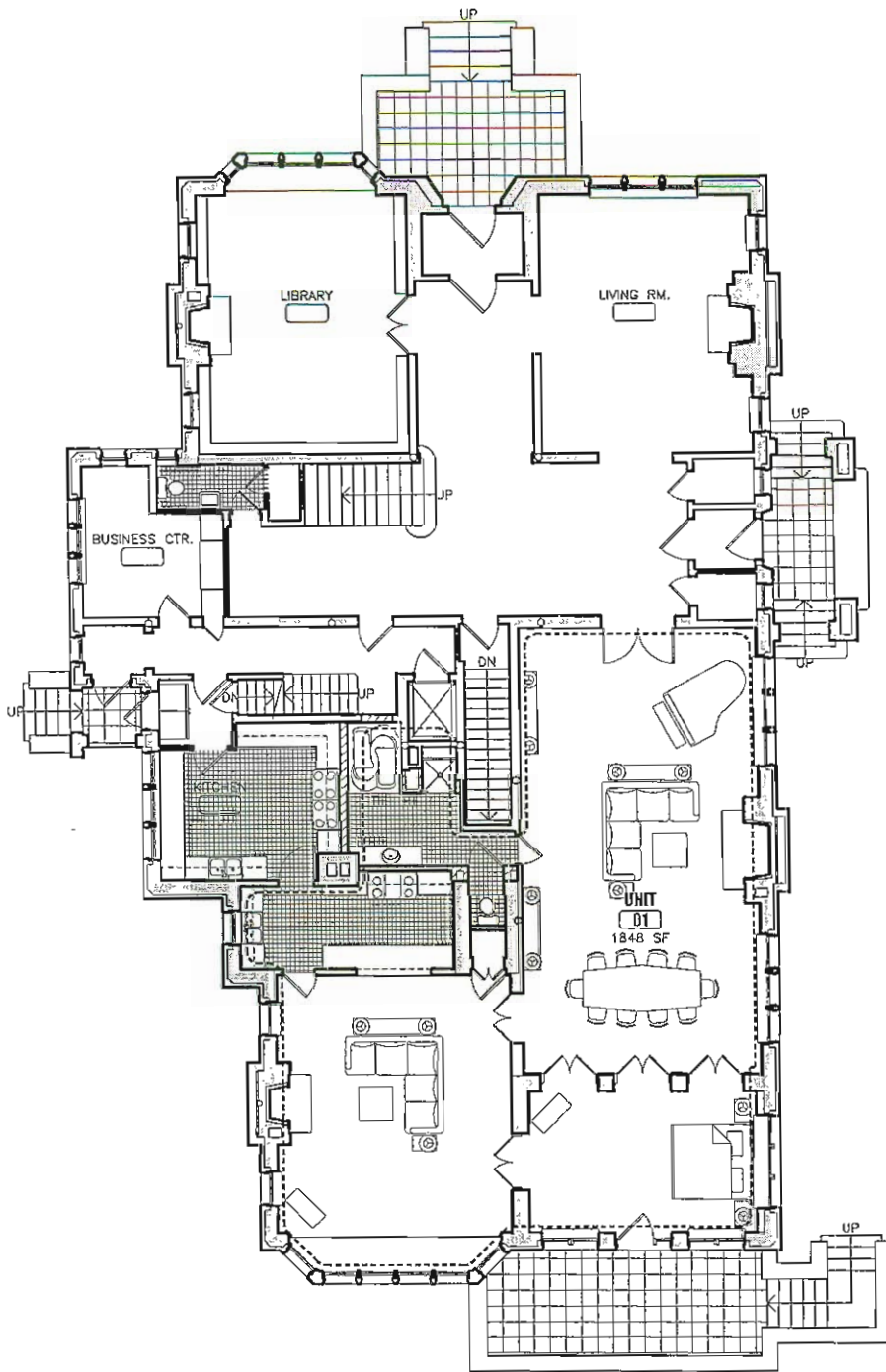
1" = 40'-0"



Residential Restoration
344 SUMMIT AVENUE

20 May 2014

6/25/14



First Floor Plan

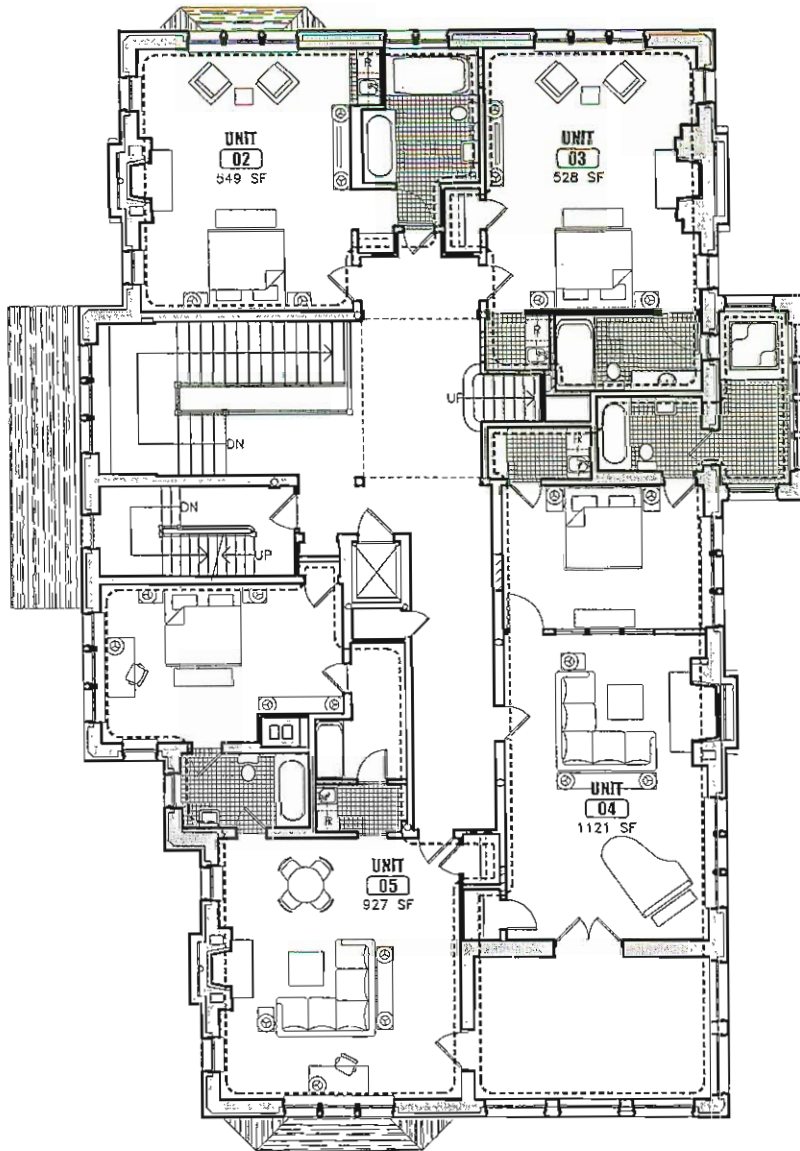
1/16" = 1'-0"

1

Residential Restoration
344 SUMMIT AVENUE

20 May 2014

6/25/14



Second Floor Plan

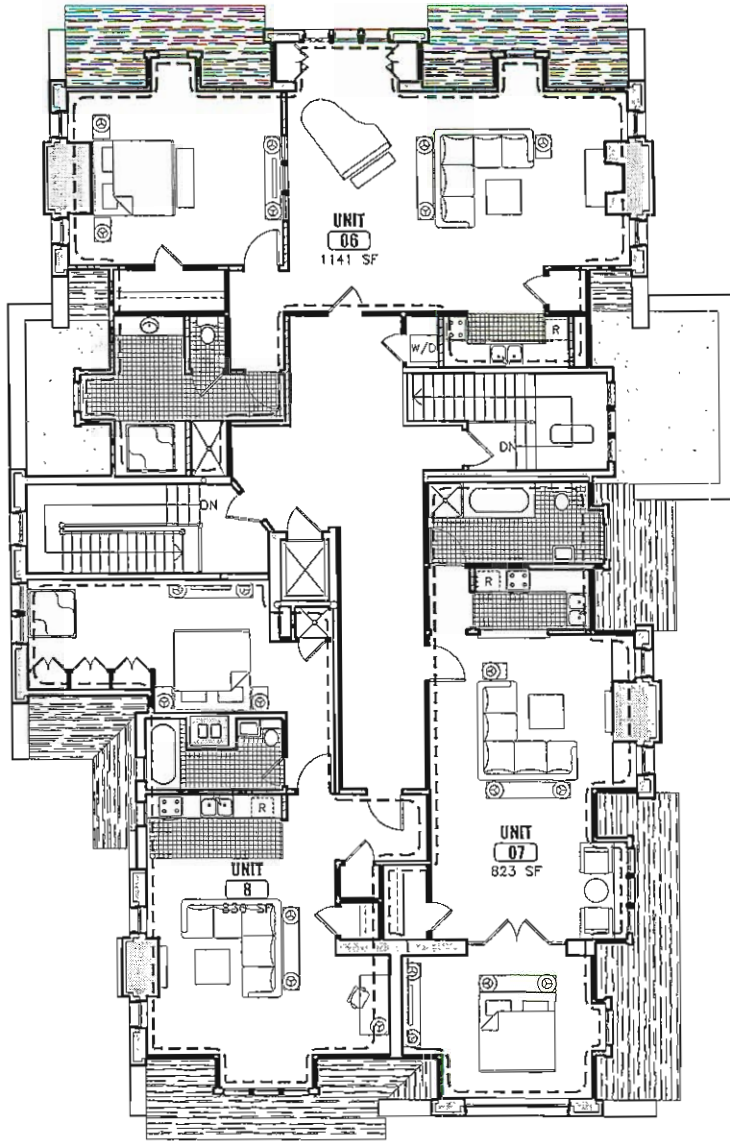
1/16" = 1'-0"

1

Residential Restoration
344 SUMMIT AVENUE

20 May 2014

C/25/14



Third Floor Plan

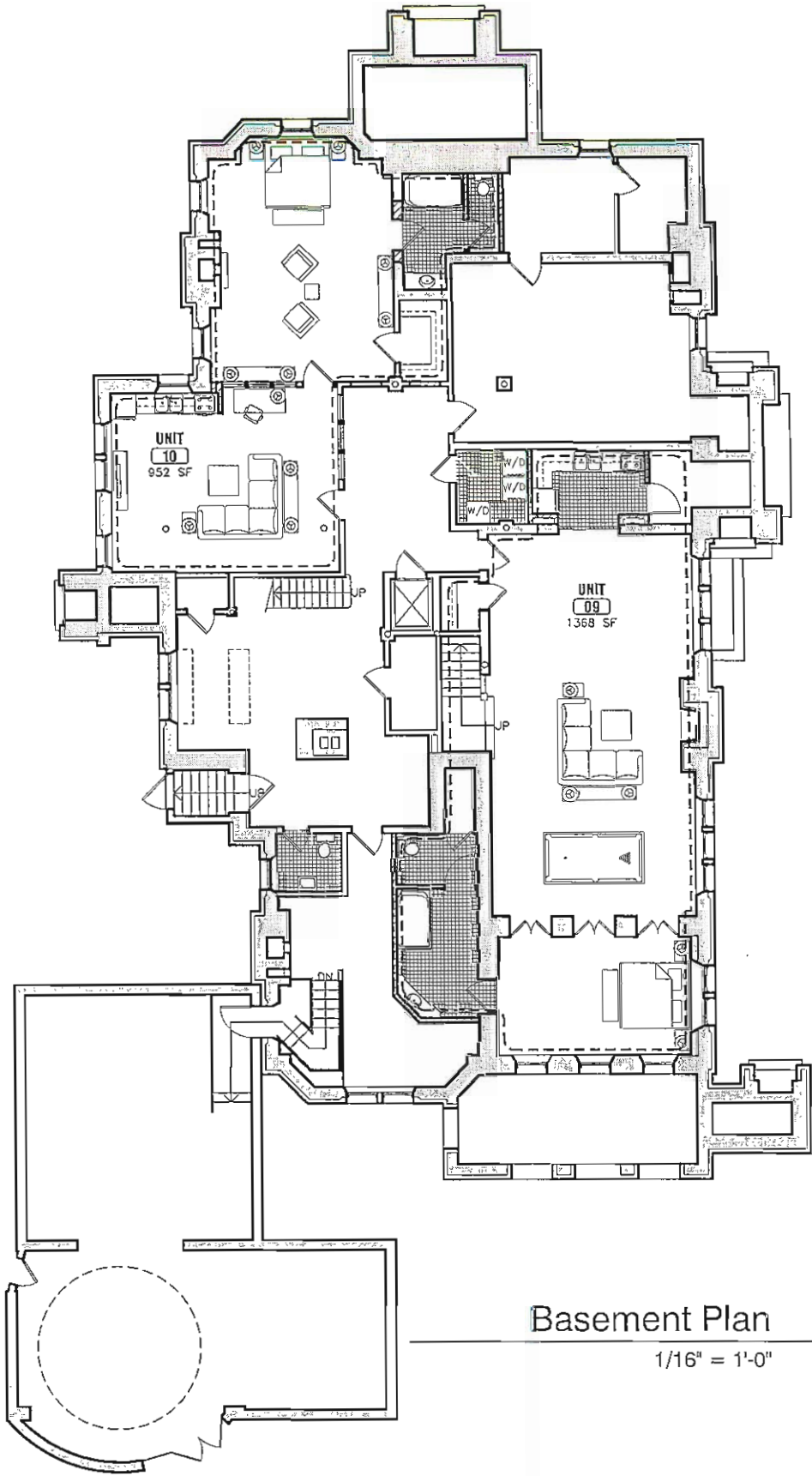
1/16" = 1'-0"

1

Residential Restoration
344 SUMMIT AVENUE

20 May 2014

6/23/14



Residential Restoration
344 SUMMIT AVENUE

20 May 2014

6/25/14