Element Design-Build LLC
Element-db.com

CUP Application – Written Statements

Upper 33rd Street

A) Contact Information

Owners:
Henry Elgersma
393 Cleveland Ave S, Saint Paul, MN 55105
515-441-2594
Ryan McKilligan:
1110 Raymond Ave #3, Saint Paul, MN 55108
651-502-1470

Civil Engineer:
T.J. Rose, P.E.
3524 Labore Road, White Bear Lake, MN 55110
651-481-9120

Architect:
Henry Elgersma, AIA
393 Cleveland Ave S, Saint Paul, MN 55105
515-441-2594

B) Site Data

No address assigned
V-MX (Village Mixed Use) zoning
12,499 SF (.287 acres) – PID 1302921320052
5,000 SF (.115 acres) – PID 1302921320051
Legal Description:
SubdivisionName ELMO PARK Lot 11 Block 2 SubdivisionCd 37200
SubdivisionName ELMO PARK Lot 10 Block 2 SubdivisionCd 37200
LOTS 11&12 & E1/2 OF LT 13 002 ELMO PARK ADD SUBDIVISIONNAME ELMO PARK LOT 11 LOCK 2 SUBDIVISIONCD 37200

C) Property history

Currently a vacant piece of land

D) Proposed use

i. We are proposing a residential use comprised of four single-family attached dwelling units on one combined lot. The units will each have a main entry facing Upper 33rd Street with open front yards to create an appealing front elevation and

connection to the surrounding community. Each unit will have a rear-facing two car garage accessed from a private driveway. One access point for vehicles on the western portion of the site is proposed, with the east side yard being maintained for open space along with the front yard. The proposed building conforms to all setback requirements and leaves ample space between the structure and adjacent properties. Fencing will be provided to screen between the properties to the west and north. There should be minimal impact to any wetland or forest natural areas.

ii. No employees or hours of operation for residential use. Proposed development schedule would be construction during 2023 construction season with opening late 2023.

E) Justification

i. The proposed Residential use of Attached Single Family Dwellings is consistent with the context of the adjacent area in terms of overall building height, quality of proposed building, and residential use. The use will not be detrimental to public health, safety, comfort, convenience, or general welfare of the neighborhood or City.

ii. Lake Elmo 2040 Comprehensive Plan Goals for the Old Village District include encouraging walkable, pedestrian scale buildings, encouraging an increase in households, and supporting development of various housing types throughout the community for various life stages. The proposed density of 4 dwelling units in 4.02 acres is consistent with the Lake Elmo 2040 Comprehensive Plan which allows a minimum of 5 up to 10 dwelling units per acre for the Village Mixed Use designation. We believe introducing four high-quality, single family attached rental homes contributes to these goals by increasing the population to support the nearby businesses on Lake Elmo Ave, contributing to the walkable quality of the neighborhood with pedestrian scaled buildings with entrances that face the street rather and not garages, and complying with the density target for the V-MU area. Additionally, creating four high-quality rental units diversifies the housing options that are currently almost entirely owner-occupied, and offers a low-maintenance living option for residents in any stage of life.

iii. The proposed project's compatibility with the existing neighborhood is established through:

1. Using a mixture of 1-1/2 story and 2 story units which are similar in height to existing housing nearby
2. Using similar materials and color palettes to nearby houses and buildings on Lake Elmo Ave.
3. Utilizing varied pitched roofs and wall planes to tie into the existing massing and shape of nearby homes and the break the building down into smaller parts
4. Using similar window patterning as nearby homes and businesses
5. Creating primary entrances that face the street and sidewalks to encourage pedestrian connection to the neighborhood

6. Locating the garages and vehicular circulation in the rear of the building.