

1560 University Avenue West – United Village Hotel

ABZA 26-3, DSIAPP-000338-2026

Yaya Diatta & Pang Yang
Department of Safety & Inspections – Zoning



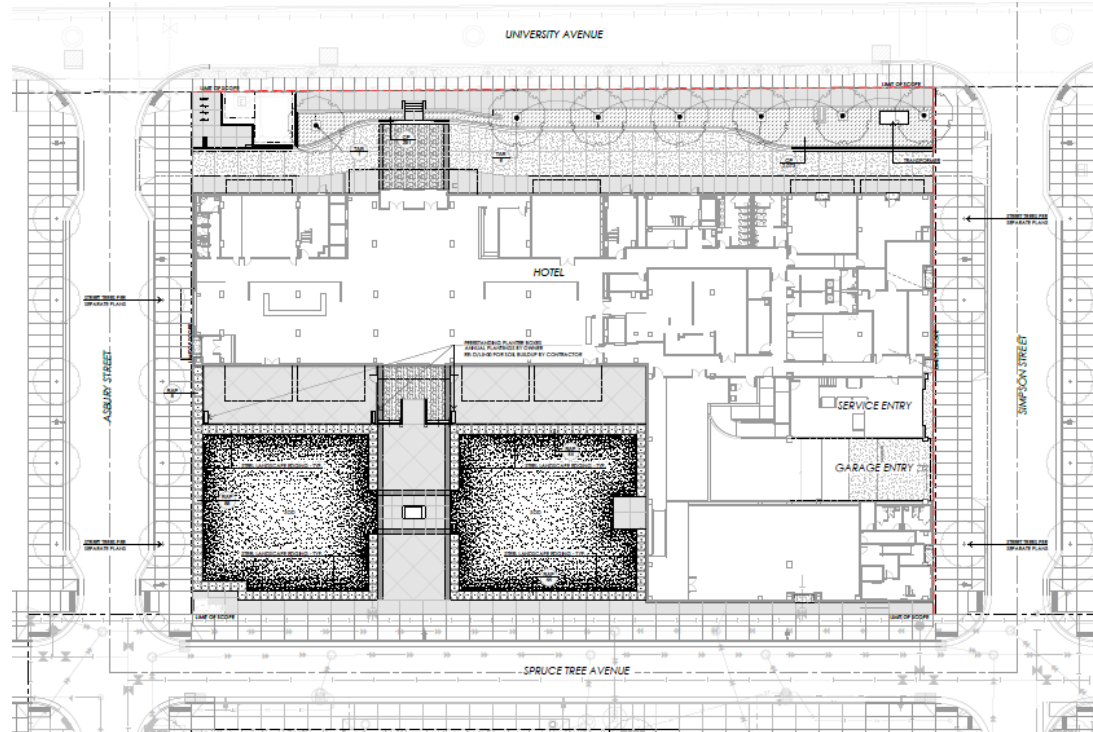
SAINT PAUL
MINNESOTA

STPAUL.GOV



United Village Hotel:

- 1.648-acre parcel within the United Village development, between University Ave West and Spruce Tree Ave, and future Asbury and Simpson Streets
- Proposed 8-story hotel with 158 rooms, restaurant/bar, retail and community spaces, outdoor patio and lawn area, 290 structured parking stalls





United Village Site Orientation

Sculpture and future Bailey Garden

Hotel & Parking Garage

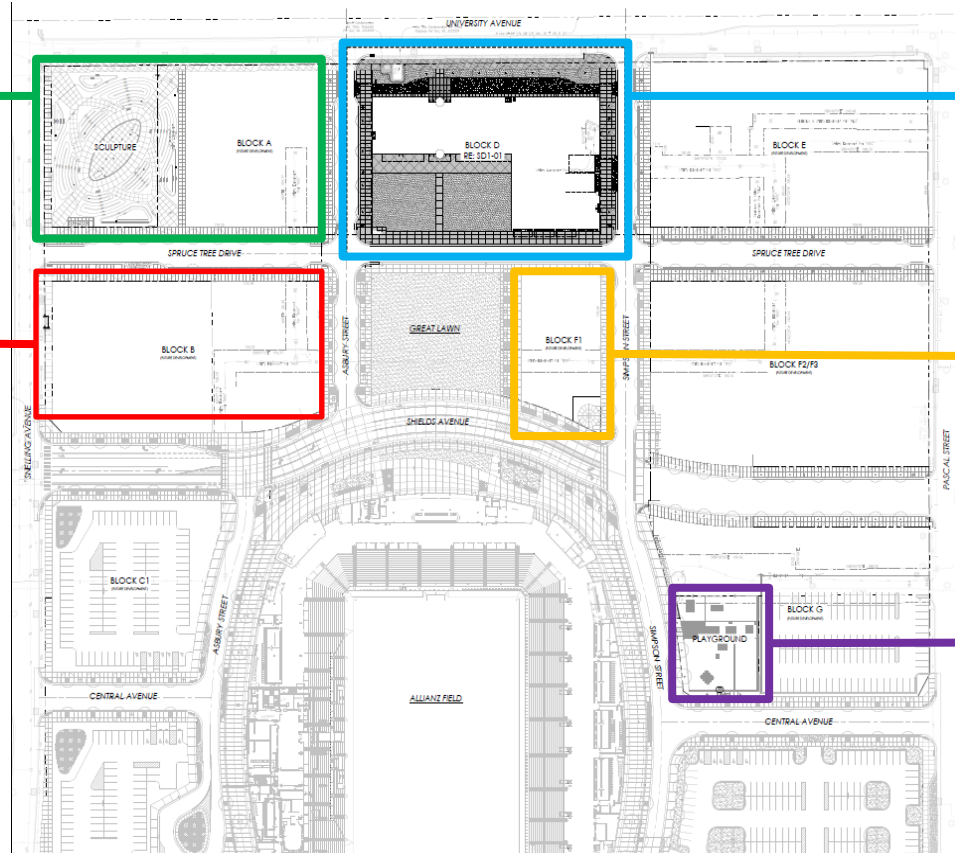
Office

Restaurant Buildings

Playground

Surrounding Land Use/Zoning:

- North: Commercial uses, Metro Transit Green Light Rail (T4)
- East: Vacant land/future United Village Development (T4M)
- South: Great Lawn, Restaurant Pavilions, and Allianz Field Stadium (T4M)
- West: Sculpture Plaza and future Bailey Garden (T4M)





Project History – Prior Variances

- In Spring 2024, the Planning Commission (PC RES 24-3) and City Council (CC RES 25-390) approved eight variances and a Conditional Use Permit for height associated with development of the hotel parcel.
- Three of those approved variances addressed window and door openings on the west and east façades.
- United Village construction is underway, including the hotel's footings & foundation, an office building, restaurant pavilions, and supporting infrastructure.



Hotel North Façade - Variance Appeal

Per City Council Resolution 23-1442, for new commercial buildings the ground floor facades along arterial, collector, and/or local streets shall have window and door openings comprising at least:

- 50% of the façade length
- 30% of the ground-floor façade area

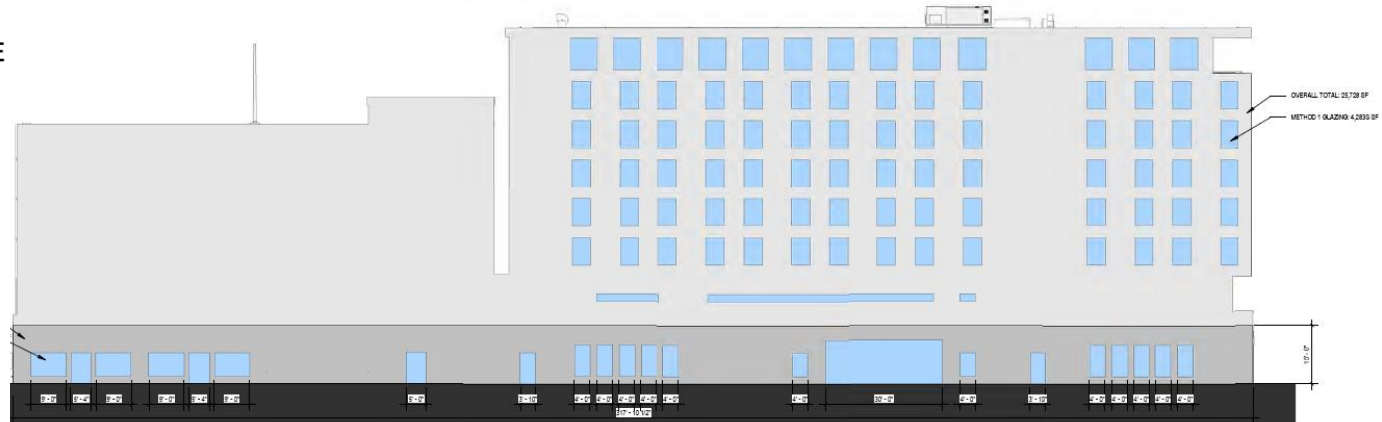
The hotel's proposed north façade includes:

- 43.1% opening length, for a variance of 6.9%
- 23.3% opening area, for a variance of 6.7%

EXTERIOR ELEVATIONS - VARIANCE

FAÇADE OPENINGS (DOORS) AND WINDOWS PER ELEVATION

Comprehensive Façade	METHOD 1 - §3.110 (B)	NORTH University Ave	DF
General building design standards. For principal buildings above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk.	Entire Façade	25,728 DF	
	Glazed	4,283 DF	
	Portion Glazed	16.6 %	
	Requested Variance	0 %	
Building base Area	METHOD 2 - Resolution 3	NORTH University Ave	DF
All new commercial and civic buildings shall have window and door openings and at least 50 percent of the area around the ground floor along arterial, collector, and/or local street façades.	Entire Façade	4,768 DF	
	Glazed	1,112 DF	
	Portion Glazed	23.3 %	
	Requested Variance	7 %	
Linear distribution along street	METHOD 3 - Resolution 3	NORTH University Ave	LF
All new commercial and civic buildings shall have window and door openings that comprise at least 60 percent of the length along ground floor	Entire Façade	318 LF	
	Glazed	137 LF	
	Portion Glazed	43.1 %	
	Requested Variance	7 %	





Hotel Exterior Rendering – North Facade



NORTH ELEVATION - RENDER



Staff recommended approval of the variances based on the required six findings:

1. The variance is in harmony with the general purposes and intent of the zoning code.
2. The variance is consistent with the Comprehensive Plan.
3. The applicant demonstrated practical difficulties in complying with the provision, with the understanding that economic considerations alone do not constitute practical difficulties.
4. The plight of the landowner is due to circumstances unique to the property and not created by the landowner.
5. The variance will not permit any use not otherwise allowed in the zoning district.
6. The variance will not alter the essential character of the surrounding area.

BZA Public Hearing:

- **Support:** District 13 – Union Park and Midway Chamber of Commerce submitted letters of support
- **Opposition:** None received



Board of Zoning Appeals Action:

- Motion to **deny** the variance based on **Finding 3 (practical difficulties)**
Vote failed: 3–1 in favor of denial (requires 4 votes to pass)
- Motion to **approve** failed: 1– 0 (motion was not seconded)
 - Four votes are required to approve a variance, and no motion to approve received a second, the **application was denied** pursuant to Minnesota Statute §15.99
- Board of Zoning Appeals denied the variances, stating in their opposition to move a motion to approve that **Finding 3 had not been met**, that the applicant did not demonstrate a sufficient site-specific practical difficulty to justify the requested variances



Questions?