



PLAN SNAPSHOT REPORT DSIBZA-000290-2026 FOR CITY OF SAINT PAUL

Plan Type: DSI Board of Zoning Appeal Variance

Council Ward: Ward 1

Principal Zoning: T4 with Master Plan

Work Class: Major Variance

District Council: Union Park District Council

District Council Contact: info@unionparkdc.org

Description:

Snelling-Midway Redevelopment, LLC (SMR) and its development team, including Populous, Loucks and Tegra, submit this narrative along with the referenced drawings to outline the design intent and use of the hotel and adjacent above grade parking structure on Block D)The parcel is enclosed by Asbury Street to the west, Spruce Tree Avenue to the south, University Avenue to the north, and Simpson Street to the east as shown in the attached Block Diagram of United Village Phase 1.

The footprint of Block D-Hotel and adjoining parking structure is approximately 37,000 SF, the total available parcel size is 71,874 square feet. The remaining area of the block will incorporate an eight-foot expansion to the University Avenue pedestrian sidewalk creating an overall walkway/boulevard of almost nineteen (19) feet wide. A seven (7) foot wide pedestrian sidewalk will be located along the northern front facade of the hotel. The two sidewalks will provide a twenty-five (25) foot east-west pedestrian corridor through the site.

The valet/drop off drive that runs parallel with University Avenue and does not include any surface parking; it is utilized strictly for short term valet or drop-off of hotel guests. The parking structure will have dedicated parking for hotel guests to check in if they are not utilizing valet or being dropped off by shared transportation. The primary hotel entrance is situated at midblock on principal axis with the Allianz Field beyond defining the super block, while providing centralized services to the hotel reception, elevators and variety of other amenities supporting guest experience and operations.

A large accessible patio terrace and open lawn (approximately 15,500 square feet) is located at the south side of the hotel. The patio will serve as outdoor seating for the lounge/restaurant and hotel guests, and the open lawn area will be open to the public. Wrapping the perimeter of the development will be a minimum fifteen (15) foot wide pedestrian public sidewalk on Asbury Street, Spruce Tree Avenue, and Simpson Street.

Parcel: 342923320027	Main	Address: 1560 University Ave W Saint Paul, MN 55104	Main	Zone: T4M(T4 with Master Plan)
Applicant Jon Knutson	Responsible Party Snelling-Midway Redevelopment, LLC	Architect Mike Donovan		

Plan Custom Fields

Type of Variance	Commercial, Industrial or Institutional use	Applicant Interest in the Property	Owner	Describe Leasehold/Contingent Interest; Add Proof	Applicant is submitting application on behalf of SMR, Inc. as the Civil Engineer for the overall project.
Variance Code Citation(s)	Please see attached narrative.	State the Requirement and Variance Requested	Please see attached narrative	Supporting Information 1	Please see attached narrative.
Supporting Information 2	Please see attached narrative.	Supporting Information 3	Please see attached narrative.	Supporting Information 4	Please see attached narrative.