



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: April 17, 2015
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of April 16, 2015, Zoning Committee Hearing

NEW BUSINESS

**Staff Recommendation
Committee**

1. **Hawkins Inc. (Barge Channel Rd) (15-018-147)**
Conditional use permit for construction of 8 new tanks and tank containment area, truck containment area and rail containment area structures not elevated on fill in the Flood Fringe District

Approval with conditions Approval with conditions
(6 - 0)

Address: 637 - 701 Barge Channel Road

District Comment: District 3 requested a lay over

Support: 0 people spoke, 0 letters

Opposition: 2 people spoke , 2 letters

Hearing: closed

Motion: Approval with conditions

**Staff Recommendation
Committee**

2. **Shepard Davern mixed use development (15-022-204)**
Variance of 40 foot River Corridor height limit and 55 foot height limit for a mixed use building in the T3 District to allow a maximum building height of 73 feet 6 inches

Approval with conditions Approval with conditions
(6 - 0)

Address: 1465 Davern St
NW corner at Shepard Road

District Comment: District 15 recommended denial

Support: 0 people spoke, 0 letters

Opposition: 6 people spoke, 11 letters

Hearing: closed

Motion: Approval with conditions

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
3.	<p>Shepard Davern mixed use development (15-007-994) Site plan review for Shepard - Davern mixed use development (2,000 sq. ft. commercial space, 211 dwelling units)</p> <p>Address: 1475 Shepard Road NW corner at Shepard Road</p> <p>District Comment: District 15 recommended denial as proposed</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 0 people spoke , 11 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (6 - 0)
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	<p>Highland Village mixed use development (15-011-695) Site plan review for Highland Village mixed use development (19,000 sq. ft. commercial/office space, 53 dwelling units)</p> <p>Address: 735 Cleveland Ave S between Highland Parkway and Pinehurst Ave</p> <p>District Comment: District 15 recommended denial as proposed</p> <p>Support: 0 people spoke, 11 letters</p> <p>Opposition: 5 people spoke , 17 letters, and 3 petitions totaling 128 names</p> <p>Hearing: closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (6 - 0)
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
5.	<p>Freedom Works, Inc. (15-021-950) Conditional use permit for a transitional housing facility for up to 24 residents with modification of required lot area</p> <p>Address: 869 5th St E NW corner at Mendota</p> <p>District Comment: District 4 requested a lay over</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 5 people spoke , 5 letters</p> <p>Hearing: closed</p> <p>Motion: Laid over to April 30, 2015</p>	Approval with conditions	Laid over (4 - 1) (Wickiser) (Merrigan absent)