



**CITY OF SAINT PAUL**  
Melvin Carter, Mayor

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DATE: March 1, 2021  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of February 25, 2021, Zoning Committee Hearing

**OLD BUSINESS**

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
1.	<b>James-Lexington Apartments ( 21-225-115 )</b> Conditional use permit for 69' 6' building height. Variances for front yard setback (25' minimum, 10 ft. proposed) and rear yard setback (18'4" minimum, 10' proposed)  <b>Address:</b> 1074 James Avenue between Lexington Parkway and I-35  <b>District Comment:</b> District 14 recommended approval  <b>Support:</b> 0 people spoke, 8 letters  <b>Opposition:</b> 0 people spoke, 1 letter  <b>Hearing:</b> open for changes to the application  <b>Motion:</b> Lay over to March 11, 2021 and to reopen the public hearing on changes to the application.	Denial	Laid over (7-0)  Public hearing opened for testimony on changes to the application (8-0)

**NEW BUSINESS**

		<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
2.	<b>Provincial House ( 20-099-497 )</b> Conditional use permit for emergency housing facility serving 22-30 families.  <b>Address:</b> 1880 Randolph Avenue between Howell St and Fairview Ave.  <b>District Comment:</b> District 15 recommended approval  <b>Support:</b> 3 people spoke, 67 letters  <b>Opposition:</b> 0 people spoke, 5 letters  <b>Hearing:</b> closed  <b>Motion:</b> Approval	Approval	Approval	( 8 - 0 )

		<u>Staff</u>	<u>Recommendation Committee</u>
<b>3.</b>	<b>1509 MARSHALL CUP ( 21-236-483 )</b> Conditional use permit to increase maximum height at the rear property line from 25' to 38'.	Approval with condition	Approval with condition ( 7 - 0 - 1 )
	<b>Address:</b> 1509 Marshall Avenue between Pascal St and Asbury St		(abstention Rangel Morales)
	<b>District Comment:</b> District 13 submitted a letter recommending approval		
	<b>Support:</b> 0 people spoke, 0 letters		
	<b>Opposition:</b> 1 person spoke, 2 letters		
	<b>Hearing:</b> closed		
	<b>Motion:</b> Approval with condition		
		<u>Staff</u>	<u>Recommendation Committee</u>
<b>4.</b>	<b>1164 W 7th Rezoning ( 21-226-435 )</b> Rezone from RT2 townhouse residential to RM2 multiple-family residential.	Approval	Approval ( 8 - 0 )
	<b>Address:</b> 1164 7th Street W between Watson Avenue and Tuscarora Avenue		
	<b>District Comment:</b> District 9 submitted a letter recommending approval		
	<b>Support:</b> 0 people spoke, 0 letters		
	<b>Opposition:</b> 0 people spoke, 0 letters		
	<b>Hearing:</b> closed		
	<b>Motion:</b> Approval		
		<u>Staff</u>	<u>Recommendation Committee</u>
<b>5.</b>	<b>275 Erie Nonconforming Duplex ( 21-236-115 )</b> Reestablishment of nonconforming use as a duplex.	Approval with condition	Approval with condition ( 8 - 0 )
	<b>Address:</b> 275 Erie Street between Grace St and Saint Clair Ave		
	<b>District Comment:</b> District 9 submitted a letter recommending approval		
	<b>Support:</b> 0 people spoke, 1 letter		
	<b>Opposition:</b> 0 people spoke, 7 letters		
	<b>Hearing:</b> closed		
	<b>Motion:</b> Approval with condition		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
6.	<p><b>Alter Logistics ( 21-236-272 )</b>            Conditional use permit to allow internal conveyance pits below the RFPE in a new building to be constructed on fill elevated to the RFPE.</p> <p><b>Address:</b> 801 Barge Channel Road</p> <p><b>District Comment:</b> District 3 made no recommendation</p> <p><b>Support:</b> 0 people spoke, 0 letters</p> <p><b>Opposition:</b> 1 person spoke, 0 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval with conditions</p>	Approval with conditions	Approval with conditions ( 8 - 0 )