



**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, December 30, 2021 3:30 P.M.**

See information below (on page 2) on attending the meeting by telephone or other electronic means

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF DECEMBER 9, 2021, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tia Anderson, 651-266-9086)

OLD BUSINESS

- 1. 21-320-126 79 N Western Nonconforming Restaurant Expansion**
Expansion of a legal nonconforming restaurant into an adjacent building
79 N Western Avenue, NW corner at Holly Avenue
RM3, District Council 8, Ward 1
Tony Johnson 651-266-6620

NEW BUSINESS

- 2. 21-324-323 647 York Rezoning**
Rezone from B3 general business to T2 traditional neighborhood
647 York Ave, between Payne Avenue and Greenbrier Street
B3, District Council 5, Ward 6
Bill Dermody 651-266-6617
- 3. 21-323-222 1128 Mackubin Rezoning**
Rezone from R4 single- family residential to RT1 two-family residential
1128 Mackubin St, between Jessamine Avenue W. and Maryland Avenue W.
R4, District Council 6, Ward 5
Marilyn Rosendahl 651-266-6606
- 4. 21-327-115 470 S Lexington (1074-1096 James) CUP & Variances**
Conditional use permit for a 69' 10" building height. Variances for front yard setback (25' minimum, propose 13' 9" to balconies & 18' to wall), rear yard setback (18' 11" minimum, 0' proposed), north side yard setback (18' 11" minimum, 10' proposed), and south side yard setback (18' 11" minimum, propose 4' 5" to balconies and 10' to wall)
1074 James Ave, between James Avenue & Randolph Avenue
RM2, District Council 14, Ward 3
Anton Jerve 651-266-6567

5. 21-325-815 470 S Lexington Parkway Site Plan Review

Site plan review for a new 5-story multi-family development with 114 dwelling units and two levels of structured parking.

470 Lexington Pkwy S, between James Avenue and Randolph Avenue

RM2, District Council 14, Ward 3

Ashley Skarda 651-266-9013

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The chair of the Planning Commission has determined that it is not practical or prudent for the Planning Commission and its Committees to meet in person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Zoning Committee will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in the City of Saint Paul Council Chambers at 15 W. Kellogg Boulevard in the City of Saint Paul.

Oral testimony for new business from the public will be taken during the remote Zoning Committee meeting. Public testimony will also be taken in writing, but it must be received by the Zoning Committee secretary no later than 12:00 noon the day before the meeting. **Your testimony must include your name and street address.** Testimony submitted without this information will not be provided to the Zoning Committee and will not be included in the record. Please contact the planner listed above if you would like to provide testimony via mail. All comments and materials sent via mail is due no later than 12:00 noon the day before the meeting.

Public testimony can be submitted to PED-ZoningCommitteeSecretary@ci.stpaul.mn.us.

If you wish to join the meeting online, the meeting link and call in information will be available on our Zoning Committee webpage <https://www.stpaul.gov/departments/planning-economic-development/planning/planning-commission/zoning-committee>. The Microsoft Teams link requires the Microsoft Teams phone application or Google Chrome or Microsoft Edge web browser. Internet Explorer and Firefox will not work. If you do not have access to a computer, please call 651-266-6550 to receive the call-in number and conference ID number.

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.