



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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DATE: October 26, 2018
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of October 25, 2018, Zoning Committee Hearing

NEW BUSINESS

| | | <u>Staff</u> | <u>Recommendation</u> <u>Committee</u> |
|----|---|--------------|---|
| 1. | TK Dynamic Home LLC (18-109-691) Rezone from B1 local business to T1 traditional neighborhood | Approval | Approval (4 - 0) |
| | Address: 1350 Payne Avenue NE corner at Clear Avenue | | |
| | District Comment: District 5 made no recommendation | | |
| | Support: 0 people spoke, 0 letters | | |
| | Opposition: 0 people spoke, 0 letters | | |
| | Hearing: closed | | |
| | Motion: Approval | | |

OLD BUSINESS

| | | <u>Staff</u> | <u>Recommendation</u> <u>Committee</u> |
|----|--|---|---|
| 2. | McDonald's (18-106-569) Conditional use permit (CUP) for a fast food restaurant with accessory drive-thru service, with modification to allow a 3rd service window (2 permitted). CUP to exceed the maximum allowed parking spaces (45 max. allowed, 75 proposed). Variances for floor area ratio (FAR) (0.3 - 2.0 permitted, 0.108 proposed), front yard setback variance (10' max. allowed, 54.5' proposed), and front yard parking (not permitted). | Recommends denial of the CUP to exceed the maximum number of parking spaces, and of the variance for front yard setback. Staff recommends approval of the CUP for a fast food restaurant with accessory drive-through service, with modification to allow | Approval with conditions (4 - 0) |
| | Address: 1841 Suburban Ave between White Bear Avenue and Burns Avenue | | |
| | District Comment: District 1 recommended approval | | |

McDonald's Continued

Staff **Recommendation**
Committee

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 1 letter

Hearing: closed

Motion: Approval of the CUP for a fast food restaurant with accessory drive-through service, with modification to allow 3rd service window, of the CUP to exceed the maximum number of parking spaces (up to 63), and of the variances for front yard setback and for FAR with conditions.

3rd service window,
and of the variance
for FAR subject to
conditions.