

MINUTES OF THE ZONING COMMITTEE
Thursday, April 11, 2019 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Baker, Edgerton, Grill, Lindeke, and Reveal
EXCUSED: DeJoy, Ochs, and Rangel Morales
STAFF: Anton Jerve, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

Raymond Station LLC Mixed Use Building - 19-020-233 - Conditional use permit (CUP) for mixed-use building height: 55' allowed by right; 90' allowed with CUP; 83' proposed (86' 5" for elevator overrun), 2250 University Ave W, SW corner of University and Hampden

Anton Jerve presented the staff report with a recommendation of approval with a condition for the conditional use permit. He stated District 12 recommended approval, and there were no letters in support or opposition.

In response to Commissioner Baker regarding shadow studies, Mr. Jerve said he doesn't believe a study was done for the Lyric building across the street, which was also approved for a CUP for height (67').

In response to Commissioner Lindeke, Mr. Jerve said there are 124 residential units and 112 parking spaces. There isn't a minimum parking requirement. There is a maximum on surface parking, but most of the parking is structured.

In response to Commissioner Edgerton, Mr. Jerve said he believes there will be 10,000 square feet of retail at street level.

David Miller, Architect with UrbanWorks 901 N 3rd Street, #145, Minneapolis, MN, said he is speaking on behalf of the owners. He said the owners are currently in discussion with an office and restaurant tenant for the 10,000 square feet of commercial space. The office space would use 6,000 square feet and a restaurant would use about 4,000 square feet at the corner of University and Hampden.

In response to Commissioner Lindeke's questions regarding parking, Mr. Miller said there are a number of commercial stalls that are on the surface behind the commercial component of the building. There will be enclosed parking on level two of the building for tenants. Parking stalls will be leased to tenants and will not be bundled per apartment.

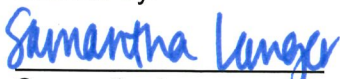
No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval with a condition of the conditional use permit. Commissioner Cedrick Baker seconded the motion.

The motion passed by a vote of 5-0-0.

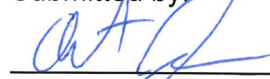
Adopted Yeas - 5 Nays - 0 Abstained - 0

Drafted by:




Samantha Langer
Recording Secretary

Submitted by:



Anton Jerve
City Planner

Approved by:



Dan Edgerton
Chair

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PRESENT: Baker, Edgerton, Grill, Lindeke, Rangel Morales, and Reveal
EXCUSED: DeJoy and Ochs
STAFF: Kady Dadlez, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

The Pitch Mixed-Use Development - 19-025-505 - Conditional use permit (CUP) for a mixed-use building height (55' allowed, 90' allowed with CUP, 75' proposed), floor area ratio (FAR) variance (3.0 allowed, 3.97 proposed) and nonconforming use permit for relocation of drive-through service lanes, 427- 437 Snelling Avenue North, southwest corner of Shields and Snelling Avenues.

Kady Dadlez presented the staff report with a recommendation of approval with conditions for the conditional use permit, variance and nonconforming use permit. She said District 13 submitted a letter recommending approval, and there was one letter in support, and 0 letters in opposition.

In response to Commissioner Reveal, Mr. Torstenson said there isn't a square footage requirement for residential apartment units.

In response to Commissioner Baker, Ms. Dadlez said she believes the developer is hoping to break ground this fall on the development. Ms. Dadlez provided more rationale for the variance requested for the floor area ratio (FAR). She said that the dimensional standards for T3 zones limit heights to 55 feet. The zoning code states you can go higher with a conditional use permit (CUP), up to 90 feet, but the zoning code does not have a provision to allow for a corresponding increase in FAR above 3.0 when an increase in height is requested.

There was discussion on FAR requirements in T zoned districts. Mr. Torstenson said they didn't anticipate a need for a conditional use permit to increase the FAR in the zoning code, but it may be something to consider for station areas along the Green Line where greater density is encouraged.

In response to the Commissioners, Ms. Dadlez said the developer adjusted the southeast corner of the building, with input from Public Works transportation safety staff, to create the necessary sight lines at the exit onto Snelling Avenue to provide a safe condition for pedestrians and motorists. There will be one lane through the site to accommodate the drive-through lanes on the west and south edges of the building and one through lane for vehicles not using the drive-through lanes. Garbage and recycling trucks will access the site this way as well. She said the applicant has been working closely with Public Works staff to address pedestrian safety and traffic concerns, adding that the site plan review process will ensure adequate turning radii for service vehicles to maneuver the site.

Casey Dzieweczynski, Wellington Management, 1625 Energy Park Drive, Saint Paul, MN, addressed some of the concerns raised by commissioners. Wellington Management has been working with Bremer Bank for over a year on this site. They have been trying to figure out the best use for the site given its proximity to the soccer stadium. That is what attracted them to this location in the first place, along with all the transit amenities. They are looking to have lower parking ratios and want to emphasize the transit-rich environment. They will be providing almost one-to-one bike parking for all of the units. There will be a bike fix-it station and storage areas in the underground ramp as well as amenity space in the lobby area. They are planning to offer preloaded GoTo cards to all of the residents and have a transit trip board in the lobby to emphasize the amenities nearby. The building is at about 152 units. The plan is to break ground in August or September. The project will not be using

any public money and they are not trying to create a luxury product. They are trying to attract households at 65 - 85% of the area median income and that is one of the reasons for the smaller efficiency units that are less than 500 square feet. Mr. Dziejewczynski addressed the traffic and pedestrian concerns. He said at the bank drive-through location they are pulling the building back about five feet to create better sight lines for cars and pedestrians. As cars are getting ready to exit the site there is a wider sidewalk, 16 feet, to create better sight lines. They have a proposed loading area and some short term parking in front of the building on Snelling that they are working on with city staff. He also stated they have been working closely with the Union Park District Council and with Central Baptist Church to coordinate parking and other issues during construction. They would like to cause as little disruption as possible for the neighborhood.

Upon questions from the Commissioners, Mr. Dziejewczynski said the parking will be leased separately from the apartments. He said that Bremer Bank owns the property right now, and they have an executed purchase agreement with them. He said the micro units are 430 square feet, and will have a full kitchen and room for a bed.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval with conditions of the conditional use permit, variance, and nonconforming use permit. Commissioner William Lindeke seconded the motion.

Commissioner Lindeke said he encourages City staff to be very diligent when reviewing the drive-through lanes to make sure pedestrian safety concerns are addressed as well as adequate vehicle stacking. He said going to two drive-through lanes from four is an improvement for this area, but he has concerns with stacking. When there is a dense environment with a lot of pedestrians and a drive-through lane, there is potential for disaster.

Commissioner Rangel Morales said he appreciates the difference in options for rental units, but he is concerned with paying an enormous amount of rent for a very small unit.

Commissioner Baker stated his concerns for stacking at the drive-through. There are other situations in the City where there have been a lot of headaches and concerns over traffic flow not working well on site.

In response to Chair Edgerton, Ms. Dadlez stated a Traffic Impact Study and Travel Demand Management Plan were prepared for the development as part of the requirements for Site Plan Review.

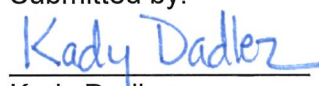
Commissioner Grill stated her concerns regarding drive-through lane stacking and pedestrian safety where right hand turns are allowed, especially given the heavy pedestrian traffic in this part of the City.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer
Recording Secretary

Submitted by:

Kady Dadlez
City Planner

Approved by:

Dan Edgerton
Chair

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PRESENT: Baker, Edgerton, Grill, Lindeke, Rangel Morales, and Reveal
EXCUSED: DeJoy and Ochs
STAFF: Michael Wade, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

Shawn Cooper - 19-025-272 - Conditional use permit for outdoor auto sales and rental with auto repair and detail services at 336 Larpenteur Ave W, between Farrington and Western

Michael Wade presented the staff report with a recommendation of approval with conditions for the conditional use permit. He said District 6 made no recommendation, and there were no letters in support or opposition.

In response to Chair Edgerton, Mr. Wade said the applicant could provide information on the time frame for the project. He confirmed that parking would be paved and striped.

In response to Commissioner Grill, Mr. Torstenson stated it would be reasonable to add a completion date for conditions two and three in the staff recommendation. He estimated that six months after the date of the Planning Commission decision would be reasonable.

The applicant, Shawn Cooper, 4 Apple Orchard Court, Dellwood, MN, said he had nothing to add to the staff report.

In response to the Commissioners, Mr. Cooper said they are ready to go on the project as soon as they receive all of the approvals needed, and he would expect two months for completion. He doesn't know exactly why the lease for the right-of-way was terminated with Ramsey County. He believes it might be because of the Larpenteur Project. He confirmed that they do not need any further regulatory permission to complete the development.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval with conditions of the conditional use permit subject to the addition that conditions two and three be completed within six months of Planning Commission approval. Commissioner William Lindeke seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:

Samantha Langer
Recording Secretary

Submitted by:

Michael Wade
City Planner

Approved by:

Dan Edgerton
Chair

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STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

Bai Lor - 19-024-995 - Rezone from R4 one-family residential to RT1 two-family residential, 388 Minnehaha Ave W, SW corner at Western Avenue

Tony Johnson presented the staff report with a recommendation of approval for the rezoning. He stated District 7 made no recommendation, and there were no letters in support, and 1 letter in opposition.

The applicant, Bai Lor, 388 W Minnehaha Avenue, Saint Paul, MN said she had nothing to add to the staff report.

Jason Holm, 414 Van Buren Avenue, Saint Paul, MN, spoke in support. He said the area should be zoned RT1 and has no objections to this application.

No one spoke in opposition. The public hearing was closed.

Chair Edgerton noted that there was an email submitted in opposition. He stated the issues mentioned were nuisance issues that would need to be dealt with by the Department of Safety and Inspections (DSI).

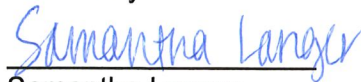
Mr. Johnson stated he doesn't know if there are any complaints for this property. He did note that he contacted the person who submitted the email in opposition and explained to them that he could contact DSI to submit any complaints.

Commissioner Cedrick Baker moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

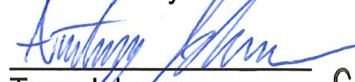
The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

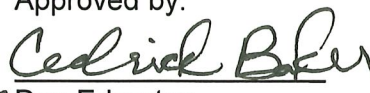
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Tony Johnson
City Planner

Approved by:


for Dan Edgerton
Chair

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The meeting was chaired by Commissioner Edgerton.

Bai Lor - 19-025-059 - Parking variance (3 spaces required, 2 spaces provided), 388 Minnehaha Ave W, SW corner at Western Avenue

Tony Johnson presented the staff report with a recommendation of approval for the parking variance. He stated District 7 made no recommendation, and there were no letters in support or opposition.

In response to Commissioner Reveal, Mr. Johnson stated that the parking spaces located in front of the garage doors can't be counted towards the minimum parking requirement.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval of the parking variance. Commissioner Luis Rangel Morales seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Tony Johnson
City Planner

Approved by:


Dan Edgerton
Chair