



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: April 19, 2017
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: **REVISED** Results of April 13, 2017 Zoning Committee Hearing

OLD BUSINESS

1. **Wingspan Life Resources (17-019-179)**
Establishment of legal nonconforming use status to use the house as an office for two employees who do not live in the house (along with use of the house as a residence for two people)

Address: 1239 Sherburne Ave.,
between Syndicate and Griggs

District Comment: District 11 made no recommendation

Support: 0 people spoke, 1 letter

Opposition: 1 person spoke, 1 letter

Hearing: Closed

Motion: Approval with conditions

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions		Approval with conditions (6 - 0)

NEW BUSINESS

2. **Metro State University (17-023-698)**
Conditional use permit to expand the campus onto lots zoned RT1 two-family residential to expand a parking lot.

Address: 381-393 Bates Ave.,
NW corner 6th Street E. and Bates Avenue

District Comment: District 4 recommended approval

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 1 letter

Hearing: Closed

Motion: Laid over to ~~May 11, 2017~~ **April 27, 2017**

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with a condition		Laid over (7 - 0)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
3.	LeCesse Development (17-015-513) Rezone from B2 Community Business to T3 Traditional Neighborhood.	Approval	Approval (5 – 2) (DeJoy,Makarios)
	Address: 246-286 Snelling Ave. S., between St. Clair and Stanford		
	District Comment: District 14 recommended approval		
	Support: 3 people spoke, 26 letters		
	Opposition: 14 people spoke, 24 letters		
	Hearing: Closed		
	Motion: Approval		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	LeCesse Development (17-016-413) Site plan review for a 5 1/2-story mixed-use development with 128 residential units, 1,800 sq. ft. commercial space, and 203 structured parking spaces.	Approval with conditions	Denial (6 - 1) (Edgerton)
	Address: 246-286 Snelling Ave. S., between St. Clair and Stanford		
	District Comment: District 14 suggested modifications		
	Support: 3 people spoke, 5 letters		
	Opposition: 10 people spoke, 38 letters		
	Hearing: Closed		
	Motion: Denial		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
5.	LeCesse Development (17-015-551) Conditional use permit for building height over 55': proposed height of 61' 10`` with architectural elements at NW and SW corners up to 76' 10``.	Approval	Denial (6 - 1) (Edgerton)
	Address: 246-286 Snelling Ave. S., between St. Clair and Stanford		
	District Comment: District 14 recommended approval		
	Support: 3 people spoke, 15 letters		
	Opposition: 10 people spoke, 47 letters		
	Hearing: Closed		
	Motion: Denial		

