

MINUTES OF THE ZONING COMMITTEE
Thursday, June 21, 2018 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: DeJoy, Fredson, Ochs, and Reveal
EXCUSED: Baker, Eckman, Edgerton, and Lindeke
STAFF: Tony Johnson, Cherie Englund, and Peter Warner

The meeting was chaired by Commissioner Reveal.

Morning Star Redevelopment - 18-069-134 - conditional use permit for building height up to 45 ft. and variance to allow alley maneuvering for 30 parking spaces at 739 Selby Ave., NE corner at Grotto.

Tony Johnson presented the staff report with a recommendation of approval for the conditional use permit and variance with a condition. He stated District 8 made no recommendation, and there were no letters in support or opposition.

The applicant, Della Kolpin, PDMC Development Company at 10700 Normandale Blvd., Bloomington said the height for the 4th floor is architectural to allow the church spire to stand out at the corner.

In response to a question by Commissioner Reveal, Ms. Kolpin said there will be 101 units.

In response to questions by Commissioner Ochs, Ms. Kolpin said they will have 16 memory care units on the 3rd floor and independent living units on the 4th floor. She said that architecturally it was easier to hold the corner versus pulling it back.

No one spoke in favor or in opposition and the public hearing was closed.

Commissioner Fredson moved approval of the conditional use permit and variance with a condition. Commissioner DeJoy seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:




Cherie Englund
Recording Secretary

Submitted by:



Tony Johnson
City Planner

Approved by:



Dan Edgerton
Chair

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STAFF: Kady Dadlez, Cherie Englund, Tony Johnson, and Peter Warner

The meeting was chaired by Commissioner Reveal.

HRA Lyton Place Rezone - 18-067-776 - rezone from RT1 two-family residential to T2 traditional neighborhood at 119 Lyton Place, NW corner at Hardenbergh Place.

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning. She stated District 6 made no recommendation, and there were no letters in support, and 1 letter in opposition.

In response to a question by Commissioner Ochs, Ms. Dadlez said an R4 single-family zoning district is more restrictive than an RT1 zoning district, and RT2 allows more uses and is less restrictive than RT1. Commissioner Ochs said he is concerned about zoning creep, districts that are less restrictive expanding into the residential area.

Dan Bayers, 25 West 4th Street, 1300 CHA, representative for City of St. Paul Housing and Redevelopment Authority addressed the committee stating he had nothing to add to the staff report and was available for questions.

No one spoke in favor or opposition and the public hearing was closed.

Commissioner DeJoy moved approval of the rezoning. Commissioner Fredson seconded the motion.

Commissioner Ochs said he is concerned about rezoning from RT1 to T2 without knowing the intent for development along Rice Street. He would like the zoning to be more contiguous to existing T2 zoning.

Ms. Dadlez said the proposed site of the housing development on Rice Street is zoned T2 and will use the entire lot. The lot to be rezoned is on Lyton Place and will provide the required off street parking for the housing development. In order for parking to serve the T2 use, it needs to be on the same zoning lot or in the same or a less restrictive zoning district.

Commissioner Ochs said he is unsure that rezoning from RT1 to T2 is in line with the comprehensive plan. Mr. Johnson said that another option would be to rezone to VP to allow parking.

In response to a question by Commissioner Reveal, Ms. Dadlez said the property is currently a vacant lot.

The motion passed by a vote of 3-1-0.

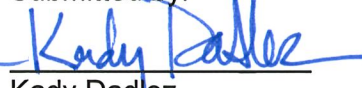
Adopted Yeas - 3 Nays - 1 (Ochs) Abstained - 0

Drafted by:



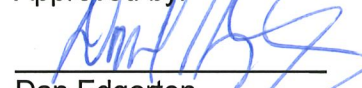
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O'Gara's Mixed Use Development - 18-065-972 and 18-066-193 - rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood and conditional use permit for a building height up to 62 feet at 164 Snelling Ave. N. and 1551-1559 Hague Avenue, NE corner of Snelling and Hague.

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning and the conditional use permit with conditions. She stated District 13 Committee on Land Use and Economic Development recommended approval, and there were 3 letters in support, and 4 letters in opposition.

Commissioner Reveal asked if the existing homes along Hague Ave. are occupied. Ms. Dadlez said yes and they are all rental properties.

In response to questions by Commissioner Reveal, Ms. Dadlez said they are proposing surface-structured parking. She said the parking requirement is met and if rezoned to T3 there is a 25% reduction in the off-street parking requirement and that would require a minimum of 168 off-street parking spaces; 136 spaces for residential and 32 spaces for commercial use. The proposal is for 190 off-street parking spaces; 158 spaces for residential and 32 spaces for commercial use. In addition there are 15 stacked spaces available for rent by occupants of the same unit. There are also bike racks and a shared car in the proposal.

Commissioner Reveal asked when the T2 zone was established. Mr. Johnson said that happened about a year ago. He said prior to that it was a mix of uses along the corridor.

In response to a question by Commissioner Reveal, Mr. Johnson said T3 was not considered at the time of the zoning study. He said every major cross street was rezoned to T3, with step-downs as we go away from those major cross streets.

Commissioner Reveal asked if there is historic significance to the existing building or three residences. Ms. Dadlez said that they are not designated historic.

In response to a question by Commissioner Ochs, Ms. Dadlez said the developer tried to address the zoning transition in the plan by the setback between the house and mass of the building. He said he appreciates the setback, but there is a loss of the three lots and the concern for zoning creep continuing down Hague.

Commissioner Fredson asked if the three homes will be relocated or razed. Ms. Dadlez said she would let the applicant answer that question.

The applicant, Dan O'Gara, 164 Snelling Ave. N., said their business has changed over the years and currently have 20,000 sq. ft. and use 25% of this space on a daily basis. He said they want to be a small, neighborhood restaurant and pub, rather than a nightclub. He said they are working with the Ryan Companies and are impressed with their honesty and the way they had gone through the process with the City and District Council on previous projects.

Tony Barranco, 4716 Colfax Ave. S., Minneapolis, representative for Ryan Companies said they have worked with Dan O'Gara beginning in 2012. He said it is hard to find a 1 ½ acre site with one landowner, and this is a treat to be able to do this. He said they have been active with the Union Park District Council and the Land Use Committee meetings in March, April, May, and June and will continue to go to those meetings through the rest of this year. We have honored the request of the former Director of the Union Park District Council, Julie Reiter, to split the outreach meetings in two, the 1st for the traffic and subcommittee and the 2nd for the land use. He said they have held outreach events at the Midway Chamber of Commerce and have spoken with every neighbor on Hague within that block and worked with Joe Hughes, owner of the Neighborhood Café. Mr. Barranco said they received a letter in support from the Union Park District Council's Land Use Committee, Midway Chamber of Commerce, and the Selby Snelling Area Business Association. He said that in working with City staff and MN DOT, they determined that commercial access will be on Snelling and residential access on Hague. He said the restaurant will be 4,000 sq. ft. with an outdoor covered area near the alley and that the alley will be an active pedestrian space. He said they are working with small local businesses to activate Selby and Snelling. He said they need the additional height to get enough density on the site and have the amenities. The proposal for height is 57' on the east side, 60' along Snelling. The whole building was moved to provide a setback on the east side and to provide ingress and egress. The community benefits of this project include work force rehabilitation with Better Futures Minnesota, which will salvage the usable materials from the houses and sell those materials. He said they could not find sites to relocate the homes south of the light rail line. In response to a question by Commissioner Reveal, Mr. Barranco said that during the Vintage project they relocated 3 homes to other lots in St. Paul. He said that they will offer 3 affordable housing units and they have not decided on the process for leasing this housing. They will be adding a storm water control system, an hour car, and an activated streetscape from front to back.

In response to questions by Commissioner Fredson, Mr. Barranco said the salvage will be intense, removing any reusable materials. Commissioner Reveal noted that Better Futures Minnesota will be the new partner at Great River Landing in Minneapolis. Mr. Barranco said that it is expensive to relocate homes. He said the outdoor amenity area is 20' above grade, with green space, a grilling area, and small plunge pool with controlled hours and they do not know what kind of fencing they will use for safety and screening. In response to a question from Commissioner Reveal, he said the issue of screening did not come up in the District Council meetings.

Commissioner Fredson asked if they will maintain any existing signage. Mr. O’Gara said the architecture will include the original brick color to define the retail space and separate it from the residential space. He said they will reuse all but one sign, the tin ceiling, a replica of the original bar, bar top, foot rail, and fans. He said it will be a more authentic Irish pub feel.

Leslie Rosedahl, 1765 Ashland Ave., spoke in support and said she went to the district council meeting because O’Gara’s is the cornerstone of the community and the intersection is hot because of the development in the area and access to the light rail. She said that she likes the historic feel of St. Paul and likes that O’Gara’s is keeping this aspect and staying in the community.

Joseph Hughes, 1564 Selby Ave., owner of the Neighborhood Café building, along with 5 other commercial buildings within ¼ mile, spoke in support and said that the project is great for St. Paul, being on the BRT line and close to the soccer stadium. He said that St. Paul needs new housing stock and this offers a new look and feel.

Chad Kulas, 1600 University, Executive Director of the Midway Chamber of Commerce, spoke in support. He said O’Gara’s has been a strong Chamber member and community member for many years. He said in learning about this development, he expected opposition and this wasn’t the case. He said it was a testament to the applicant and their due diligence. He said they had an open house so O’Gara’s could speak to the community about their project and display the renderings.

In response to a question by Commissioner Ochs, Mr. Kulas said their mission is very broad to build a stronger Midway and they look at residential and how a project will affect those neighbors. He said this will be a positive development with more residents in the Midway.

No one spoke in opposition and the public hearing was closed.

Commissioner Ochs said he is in support of the project, but is concerned with the intensity of dwelling units inserting itself in an area that is being rezoned from RT1 to T3 zoning. He said he likes the intensity on Snelling and Selby, but not mid-block on Hague.

Commissioner DeJoy said she was struck about the thoughtfulness and consideration of the homes by deconstructing the homes for the materials to be reused and repurposed by an organization that puts people back into employment after being incarcerated. She said this is a high-density area and it makes sense.

Commissioner Fredson noted his concern about the outdoor amenity area with a pool on the 2nd level across the street from multi-family properties and hopes the developer will take that into consideration.

Commissioner Ochs said there are barrier restrictions and he said the issue of screening is not clear.

In response to Commissioner Ochs, Ms. Dadlez said that the conditional use permit is for height up to 62'. Commissioner Ochs noted for the record that the applicant did not intend to say 162'.

Commissioner Fredson moved approval of the rezoning. Commissioner Ochs seconded the motion.

Commissioner Reveal said she is concerned with traffic issues and asked if this has completed a site plan review. Ms. Dadlez said the site plan review has not been approved. Commissioner Reveal said she is also concerned about the step-down to the residential areas. Ms. Dadlez noted that the site plan will not go before the Planning Commission. Commissioner Reveal noted that she wants to make sure that pedestrian safety and traffic at the intersection are properly addressed.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

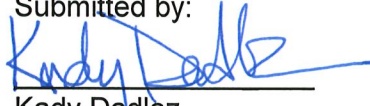
Commissioner DeJoy moved approval of the conditional use permit with conditions. Commissioner Fredson seconded the motion.

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