

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

PRESENT: Baker, Fredson, Rangel-Morales, and Reveal
EXCUSED: DeJoy, Edgerton, Lindeke, and Ochs
STAFF: Tony Johnson, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

Dorothy Gherity - 18-093-677 - Rezone from R4 one-family residential to T2 traditional neighborhood, 418 Sherburne Avenue, between Arundel and Western

Tony Johnson presented the staff report with a recommendation of approval for the rezoning. He stated District 7 had not responded, and there were no letters in support or opposition.

The applicant, Dorothy Gherity, 418 Sherburne, Saint Paul, stated she would like to rezone so she can sell the property.

Andrew Hodinsky, Edina Realty, 284 Old Highway 8, New Brighton, MN was available for questions.

Dominick Carcheti, 3757 Foss Road, Minneapolis, stated he is the contractor and he has an offer to buy the property. He would like to build a multi-unit building at the site that will be owner occupied. It will not be rental units, everything will be sold. He believes it will help the neighborhood. He will be adding six garages so there will be off-street parking.

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

Commissioner Kris Fredson moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

In response to Commissioners, Mr. Johnson stated that the project will go through site plan review. He stated that if the parcel is rezoned to T2 the density would be regulated by FARs. At this site he could get a 3.0 FAR. With a 10,500 square foot lot, 31,500 square feet of development that would be possible at this site. This site is within the Western Station Area so the station area plan will also guide the scale development.

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

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Tony Johnson
City Planner

Dan Edgerton
Chair