

MINUTES OF THE ZONING COMMITTEE
Thursday, September 25, 2014 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Makarios, Nelson, Reveal, Wencil, and Wickiser
EXCUSED: Merrigan and Padilla
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

HRA (619 - 627 Wells) - 14-325-680 - Rezone from R4 One-family residential to T2 Traditional Neighborhood, 627 Wells St, between Edgerton and Payne Avenue

Bill Dermody presented the staff report with a recommendation of approval for the rezoning. He stated District 5 recommended approval, and there was 1 letter in support, and no letters in opposition.

Dan Bayers, Project Manager, Planning and Economic Development, City of Saint Paul, stated the Housing and Redevelopment Authority (HRA) purchased these parcels in 2000 and 2013 mainly to provide off street parking for the businesses on Payne Avenue. It was a neighborhood based incentive to help alleviate commercial parking on residential streets. The main tenant the parking lot will be assisting is Buy More Grocery. They would like to expand their business, and the building department has stated they cannot expand without additional off street parking. There is also a vacant business, previously the Minnesota Furniture Store, owned by Swan Leasing. They have approached the City for off street parking, if the building becomes occupied. Other businesses along Payne Avenue needing assistance with off street parking may also use the parking lot.

Upon inquiry from the Commissioners, Mr. Bayers explained that the HRA approved a tentative developer status to the Payne Avenue Guild LLC. They are the owners of the building for Buy More Grocery. The proposal is that the HRA would sell the parcels prior to the development of the parking lot to Payne Avenue Guild LLC. They would develop the parking lot and be the long term owners. He also stated that Swan Leasing has said they have had a few inquiries on the Minnesota Furniture Store property. The issue is that there is no off street parking for the building. In order to get the building occupied to its full potential, off street parking is needed, and hopefully this will help with the development.

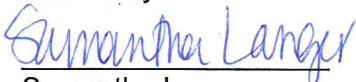
No one spoke in support or opposition. The public hearing was closed.

Commissioner Barbara Wencil moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

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

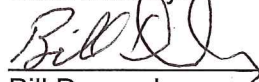
Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Bill Dermody
Zoning Section

Approved by:



Gaius Nelson
Chair