

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, March 2, 2017 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Edgerton, Gelgelu, Lindeke, Makarios, McMahon, and Reveal  
EXCUSED: DeJoy  
STAFF: Mike Richardson, Cherie Englund, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Makarios.

**JSK Limited Partnership / Grand Heritage - 17-011-166 - rezone from RM2 multiple family, T1 traditional neighborhood and OS office service to T2 traditional neighborhood, and At Home Apartments - 17-010-842 - conditional use permit to permit a 43 ft. high mixed-use building, 33, 39, and 45 Syndicate St. S., NW corner of Syndicate and Grand.**

Mike Richardson presented the staff report with a recommendation of approval for the rezoning and conditional use permit. He noted that District 14 recommended approval, and there were no letters in support and two letters in opposition. He said he received the elevation for the north side of the building as requested in the staff recommendation for condition #2 for the conditional use permit.

Mr. Torstenson responded to a question from Chair Makarios that this application includes a rezoning from RM2 and all rezoning from residential to commercial or industrial requires a consent petition with signatures of the owners of two thirds of the parcels of land within 100 feet. In this case a petition was submitted and deemed sufficient. He added that we notified neighboring property owners within 350 feet of the hearing.

Mr. Richardson responded to Commissioner Reveal that ingress and egress are on Syndicate and the alley. He also said they plan on providing 47 parking stalls which slightly exceeds the parking requirements.

Commissioner Lindeke asked if we are trying to move to T zoning along transit, commercial or mixed-use corridors in general and if so, what the history of this on Grand Ave. is. Mr. Richardson said the desire is to increase T zoning in transit corridors. Mr. Torstenson said that Grand Ave. has a long history of mixed use and mixed use zoning. He said from 1922 to 1975 Grand Ave. was zoned C commercial which allowed all residential uses and general neighborhood commercial uses. In 1975 the City adopted a new zoning code that had more separation of residential and commercial uses. Grand Ave. zoning was complex because of concerns as to what property should be commercial or residential. He said the zoning on the east end of Grand Ave. is spotty, mainly B2, B3, RM2, which was before we had T zones to allow more of a mix. There is now some T2 on the west end of Grand Ave.

Commissioner Reveal said that she would like to see the parking requirements noted in the staff report.

Commissioner Edgerton asked for a finding on the consent petition to also be included in the staff report.

The applicant, Leanna Stefaniak, 2412 Springside Dr. E., Maplewood, with At Home Apartments said they have 24 one-bedroom units and 2 two-bedroom units. For a one-bedroom unit there is one parking spot per unit and for a two-bedroom unit there are one and half parking spaces per unit required. She added that their plan is to have 47 parking stalls to alleviate parking needs in the neighborhood.

In response to questions by Commissioner Reveal about parking and pedestrian safety, Ms. Stefaniak said they do not intend to use the parking lot at Mount Zion Temple, because they will be completely self-contained. She also said they have met with the Department of Safety and Inspections in November and had discussions about pedestrian safety.

Pete Keely, 705 Raymond Ave. S., from Collage Architects, said they would like to create bump-outs on the corners to shorten the pedestrian route across Grand Ave. and Syndicate St. He said that the building has a maximum 10 foot set back to increase the pedestrian sidewalk on Grand Ave. He added that the commercial entry is on the south side facing Grand Ave. and the residential entry is on Syndicate St. to alleviate pedestrian congestion.

Commissioner Lindeke asked why they would like 47 parking spaces, rather than just the maximum number. He added that he is excited about the plans for the bump outs, noting that pedestrian safety improved at Snelling and Selby by Whole Foods. Ms. Stefaniak said that because the property will be mixed use they require additional parking beyond the needs of the residential units. She noted that they will not have reserved parking, and will use a parking flow model because parking needs are different for residential verses commercial and a small retail component.

Commissioner McMahan said she would encourage them to continue the conversation about pedestrian safety with DSI, because bump outs at Grand Ave would be a fantastic addition for pedestrians to cross safely.

Commissioner Edgerton requested clarification on the parking lot entrance and exit. Mr. Keely said there are two levels of parking that do not connect. He said access to the lower parking lot is on Syndicate and access to the upper parking lot is in the alley.

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

Commissioner Reveal moved approval of the rezoning. Commissioner McMahan seconded the motion.

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

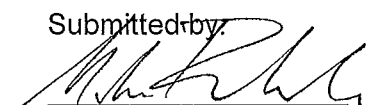
Commissioner Reveal moved approval of the conditional use permit with one condition. Commissioner Edgerton seconded the motion.

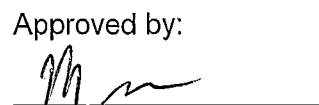
Commissioner Lindeke asked if pedestrian bump outs could be added as a condition to the staff recommendation. Mr. Torstenson referred to section 61.107 of the zoning code, and noted that the conditional use permit is for additional height. Mr. Warner added that the permit application is for height, and a site plan review should be the place to address pedestrian safety concerns and discuss the addition of bump outs. Chair Makarios asked staff to include bump outs as part of the discussion in site plan review. Mr. Richardson said he is confident that this issue will be included in the site plan review.

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

Adopted                      Yeas - 6                      Nays - 0                      Abstained - 0

Drafted by:  
  
Cherie Englund  
Recording Secretary

Submitted by:  
  
Mike Richardson  
Zoning Section

Approved by:  
  
Kyle Makarios  
Chair