



# City of Saint Paul

City Hall and Court House  
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## Master

**File Number: APC 20-3**

**File ID:** APC 20-3

**Type:** Appeal-Planning Comm

**Status:** Archived

**Version:** 1

**Contact Number:** 651-266-6567

**In Control:** City Council

**File Created:** 05/15/2020

**File Name:** Public hearing to consider the appeal of Elyse Jensen of the Planning Commission decision to approve a conditional use permit for a building height of 85 feet and variance of the parking requirement at 337 7th Street West.

**Final Action:** 06/03/2020

**Title:** Public hearing to consider the appeal of Elyse Jensen of the Planning Commission decision to approve a conditional use permit for a building height of 85 feet and variance of the parking requirement at 337 7th Street West.

### Notes:

**Sponsors:** Noecker

**Enactment Date:**

**Attachments:** 1 - 20-033-589 Appeal Application, 2 - Deadline for action extension letter 05-12-20, 3 - PC Resolution 05-01-20, 4 - PC Action minutes 05-01-20, 5 - ZC minutes 04-23-19, 6 - Public hearing testimony 20-021-233, 7 - 20-021-233 ZC packet 4-23-20, 8 - District 9 Area Plan, 9 - PC Minutes 12-20-19, 10 - ZC minutes 12-12-19, Bonfe email and attachments, Jensen email, SP Building and Trades Bonfe Letter of Support, 337 West 7th Street - Applicant's Response to Appeal, Comment rec'd by Council

**Financials Included?:**

**Contact Name:** Anton Jerve

**Hearing Date:**

**Entered by:** anton.jerve@ci.stpaul.mn.us

**Ord Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/03/2020	Denied				Pass
<p><b>Notes:</b> <i>Anton Jerve, Planning and Economic Development, gave a staff report. The district council recommended support for the applications. The zoning committee recommended approval 6 to 1, the Planning Commission recommended approved the Conditional Use Permit and variances 11 to 1 with one condition.</i></p> <p><i>Testimony received was available for Council members to review online.</i></p>							

Councilmember Noecker moved to close the public hearing. Yeas - 6 Nays - 0

Councilmember Noecker said she didn't believe the appellants had proved the Planning Commission erred. She said there were four claims in the appeal, related to parking, building height, and that the decision was contrary to the District 9 Area and Comprehensive Plans. She said she agreed there was a parking problem along West Seventh, she noted that the parking study did not recommend limiting development or parking variances. She didn't feel it was demonstrated compellingly that the change in parking demand was significant, given that the appellants didn't object to the current parking demand. The businesses would be most impacted by new development in this congested area, but area businesses had expressed support for the development. As to the claim that 85 feet was too high for the area, the truth was there were a lot of heights on the block and in the area. The truth was this was higher, but there was already a lot of variety. She noted that the documentation was clear that the developer didn't intent to use the full 85 feet. In terms of claims that the variances were contrary to the area plans, she said there were area where it was inconsistent with the District 9 Plan but also areas where it was consistent. The same was true of the Comprehensive Plan. She said he was going to move to deny the appeal but wanted to say that the people who were appealing were deeply dedicated to the future of the neighborhood, and the developer has shown an interest in reaching out to the community. She asked that the developer reach out to the appellants to talk about their concerns and see how they could be assuaged as the detailed project planning moved forward.

Councilmember Prince suggested a one-week layover to allow time for a negotiated outcome. She said she didn't like to have the Council step in to declare a winner.

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### **Text of Legislative File APC 20-3**

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