

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, September 12, 2013 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Merrigan, Nelson, Perrus, Reveal, Spaulding, Wencl, and Wickiser

STAFF: Josh Williams, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**Associated Bank (Snelling / Selby) - 13-226-244 - Rezone from B2 Community Business, B3 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood, 176 N Snelling et al, area bounded by Marshall, Snelling, Selby, and Saratoga**

Josh Williams presented the staff report with a recommendation of approval for the rezoning. Josh Williams also stated District 13 recommended approval, and there were 3 letters in support, one that noted concerns about traffic, and 1 letter in opposition.

Upon questions from the Commissioners, Mr. Williams explained that the site plan at this point is preliminary. It continues to be updated. The bank will have adequate parking, and they are working to provide a community parking lot for the area businesses. Mr. Williams explained the differences between RM2 Multiple-Family Residential and T3 Traditional Neighborhood zones. A traditional neighborhood designation makes it easier to accommodate both residential and commercial uses on the same property. In terms of overall density T3 has a base height allowed of 55 feet versus 50 feet for RM2. The base height can be increased to 90 feet in a T3 zone with a conditional use permit. In a T3 zone there is a setback of six feet if it adjoins a side yard of a residential property or if there are openings such as windows. Mr. Williams stated that there were no letters from the neighbors who were in the immediate residential area that is designated RM2.

Tony Barranco, Development Lead of Ryan Companies, 4716 Colfax Avenue S., Minneapolis, stated they began planning in November 2012. They have met with the Union Park Land Use Committee once a month to make sure the neighbors are involved with the development. They are dedicated to working with the community during this development and have met with Council members, the Selby Snelling Business Association, immediate project neighbors, MNDOT, and Met Council to discuss the project. They have referenced the Comprehensive Plan and Selby Snelling Area Plan and are excited to continue to move forward with the project. He provided a brief history of the property. The initial phase will be a 15,000 square foot newly constructed bank branch for Associated Bank. It will be on the corner of Dayton and Snelling with parking adjacent encompassing fifty surface level parking spaces. They would like to begin work on the bank branch this winter and it should take six months to complete. Upon completion and occupancy of the bank they would then start on the second phase of the project, the Vintage on Selby. The Vintage is a mixed use project with a 39,000 square foot Whole Foods Market with 175 parking spaces. There will be 208 market rate apartments that will be located above and adjacent to Whole Foods Market with 270 parking spaces located below grade. Mr. Barranco provided a brief overview of the project details. They consulted with City

staff and were steered toward the T2 and T3 Zoning districts, and believe this will be a great fit for the mixed use zoning categories.

Upon inquiry from the Commissioners, Mr. Barranco confirmed that there is an ingress and egress on Selby Avenue to the Whole Foods Market. He explained that the area they are proposing for T3 zoning would be the majority of the south block, and all of the parcels are intended to be part of the Vintage on Selby project. The north block would be rezoned to T2. There are two parcels adjacent to the bank, one to the east, and one to the north, that will potentially provide a surface lot for community parking with 68 parking spaces. They are still working on details for the shared parking. There are three parcels on the east edge of the south block that will be acquired primarily for buffer space between the project and the neighbors as well as stormwater management.

At questions pertaining to the traffic, Mr. Williams stated that there is a traffic study being done for the area. He said Ryan Companies will be submitting a more complete site plan soon, with approval coming in the next eight to ten weeks. He stated that at this point there is no application for a variance on the project. The Planning Commission can request a public hearing on the site plan.

The public hearing was closed and reopened.

Dave Monson, 1527 Selby Avenue, Saint Paul, stated he is in favor of the development, but he has concerns with parking and traffic in the area.

The public hearing was closed.

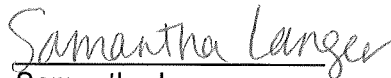
Commissioner Barbara Wencil moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

Commissioners Spaulding and Perrus mentioned concerns on the development in terms of parking and design and would like to be updated on the project. Chair Nelson stated they can request the site plan review process come before the Zoning Committee.

The motion passed by a vote of 7-0-0.

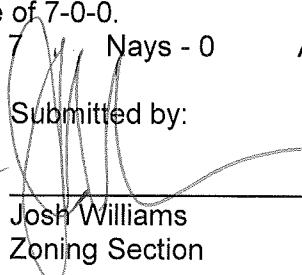
Adopted                      Yeas - 7                      Nays - 0                      Abstained - 0

Drafted by:



Samantha Langer  
Recording Secretary

Submitted by:

  
Josh Williams  
Zoning Section

Approved by:

  
Galus Nelson  
Chair