



January 29, 2025

### PUBLIC HEARING NOTICE – CITY COUNCIL APPEAL

**Purpose:** An appeal of a decision by the Board of Zoning Appeals denying four variance requests to construct a mixed-use development. The zoning code requires a minimum floor area ratio of 2.0 and a minimum building height of 40'; a floor area ratio of 1.0 and building heights of 15, 15, and 12 feet are proposed.

**Property Address:** 2200 Ford Parkway (Highland Bridge Block 2B)

**Appeal File #:** 25-007037  
**Variance File #:** 24-095781

**Appellant:** Sean Ryan – Ryan Companies US, Inc.  
533 3rd Street South, Suite 100  
Minneapolis, MN 55415-7521

**Date of Hearing:** Wednesday, February 12, 2025  
**Time:** 3:30 p.m.  
**Location:** 15 Kellogg Boulevard West (City Council Chambers – Courthouse)

#### City Council Meetings

City Council meetings are open for in person attendance and live public testimony in Council Chambers and via telephone. All City Council public hearings are held at 3:30 p.m.

Interested parties who wish to speak on a specific Council Agenda item live via telephone are required to pre-register with the City Clerk. You are asked to register by 12 noon on Tuesday to participate. The registration link is located on the City Council website at [www.stpaul.gov/council](http://www.stpaul.gov/council) or <https://forms.office.com/g/TD3xN7WHy5>.

The public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us), [CouncilHearing@ci.stpaul.mn.us](mailto:CouncilHearing@ci.stpaul.mn.us), or by voicemail at 651-266-6805. All information provided in the email or voicemail will be added to the public record. (For your information, e-mails will be attached as written, voicemails will be transcribed and attached in writing.)