



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

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DATE: April 19, 2017  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: **REVISED** Results of April 13, 2017 Zoning Committee Hearing

**OLD BUSINESS**

1. **Wingspan Life Resources ( 17-019-179 )**  
Establishment of legal nonconforming use status to use the house as an office for two employees who do not live in the house (along with use of the house as a residence for two people)

**Address:** 1239 Sherburne Ave.,  
between Syndicate and Griggs

**District Comment:** District 11 made no recommendation

**Support:** 0 people spoke, 1 letter

**Opposition:** 1 person spoke, 1 letter

**Hearing:** Closed

**Motion:** Approval with conditions

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions		Approval with conditions (6 - 0)

**NEW BUSINESS**

2. **Metro State University ( 17-023-698 )**  
Conditional use permit to expand the campus onto lots zoned RT1 two-family residential to expand a parking lot.

**Address:** 381-393 Bates Ave.,  
NW corner 6th Street E. and Bates Avenue

**District Comment:** District 4 recommended approval

**Support:** 0 people spoke, 0 letters

**Opposition:** 0 people spoke, 1 letter

**Hearing:** Closed

**Motion:** Laid over to ~~May 11, 2017~~ **April 27, 2017**

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with a condition		Laid over (7 - 0)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
<b>3.</b>	<b>LeCesse Development ( 17-015-513 )</b> Rezone from B2 Community Business to T3 Traditional Neighborhood.	Approval	Approval (5 – 2) (DeJoy,Makarios)
	<b>Address:</b> 246-286 Snelling Ave. S., between St. Clair and Stanford		
	<b>District Comment:</b> District 14 recommended approval		
	<b>Support:</b> 3 people spoke, 26 letters		
	<b>Opposition:</b> 14 people spoke, 24 letters		
	<b>Hearing:</b> Closed		
	<b>Motion:</b> Approval		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
<b>4.</b>	<b>LeCesse Development ( 17-016-413 )</b> Site plan review for a 5 1/2-story mixed-use development with 128 residential units, 1,800 sq. ft. commercial space, and 203 structured parking spaces.	Approval with conditions	Denial (6 - 1) (Edgerton)
	<b>Address:</b> 246-286 Snelling Ave. S., between St. Clair and Stanford		
	<b>District Comment:</b> District 14 suggested modifications		
	<b>Support:</b> 3 people spoke, 5 letters		
	<b>Opposition:</b> 10 people spoke, 38 letters		
	<b>Hearing:</b> Closed		
	<b>Motion:</b> Denial		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
<b>5.</b>	<b>LeCesse Development ( 17-015-551 )</b> Conditional use permit for building height over 55': proposed height of 61' 10`` with architectural elements at NW and SW corners up to 76' 10``.	Approval	Denial (6 - 1) (Edgerton)
	<b>Address:</b> 246-286 Snelling Ave. S., between St. Clair and Stanford		
	<b>District Comment:</b> District 14 recommended approval		
	<b>Support:</b> 3 people spoke, 15 letters		
	<b>Opposition:</b> 10 people spoke, 47 letters		
	<b>Hearing:</b> Closed		
	<b>Motion:</b> Denial		

