

MINUTES OF THE ZONING COMMITTEE
Thursday, December 1, 2022 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Rangel Morales, Reilly, Syed, and Taghioff
EXCUSED: Grill, Hackney, Hood, and Ochoa
STAFF: Kady Dadlez, Samantha Langer, Allan Torstenson, and Trina Chernos

The meeting was chaired by Commissioner Reilly.

0 Madison St. (North of 2319 W. 7th St.) Rezoning - 22-104-315 - Rezone from R1 one-family residential to RM2 medium density multiple-family residential, 0 Madison Street (North of 2319 W. 7th St.)

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning. She said District 15 submitted a letter recommending approval, and there was 1 letter in support, and 6 letters in opposition (one from 30 residents).

Dan Walsh, 614 N 1st Street, Suite 100, Minneapolis, said that all the access and orientation to this proposed project is oriented towards the abutting RM2 zoning in existence.

Rick Johnson, 2112 Lower Saint Dennis Road, Saint Paul, spoke in opposition. Mr. Johnson said that this is an extreme development for this area. This is undeveloped property and you would never guess that there is a parcel of land that can be purchased for a development this large. It is currently allowed for single family housing which would be fine, but now a major change is being suggested for a 56 foot tall building and it is a severe change.

Jolene Cutshall, 2108 Lower Saint Dennis Road, Saint Paul, spoke in opposition. She agrees with Mr. Johnson. She said when they purchased their property, they looked at the Shepard Davern Plan and they were aware that skyscrapers were being proposed for Shepard and the City was not going to allow it. That happened in 2015 when they purchased their house. They investigated the zoning at the bottom of the hill and it was residential. They purchased their property because they didn't want anything in their backyard and now, they are going to have a skyscraper in their backyard. Just because someone wants to develop commercial property on a land locked parcel of property doesn't make it okay to change the zoning at the expense of other property owners. It is not consistent with the Comprehensive Plan. There may be a technicality where it is two inches away from the Shepard Davern Plan, but it is still part of the corridor and the city intended to preserve the area in the Shepard Davern Plan. It needs to remain R1 residential housing.

Dan Walsh responded to testimony. Mr. Walsh said that RM2 zoning is compatible with R1 zoned properties that are on top of the bluff. As outlined in the staff report the proposed RM2 zoning is consistent with the relevant policies in the Comprehensive Plan; policies that support transit supported density, improved access to affordable housing, and increasing the diversity of housing types.

No one spoke in support. The public hearing was closed.

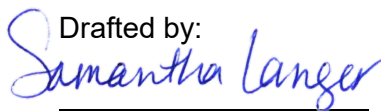
In response to Commissioner Rangel Morales, Mr. Torstenson said there are many places in the city where there is RM2 zoning next to single family residential zoning. This happens to be on a bluff and separated vertically so there is more of a change.

Chair Reilly shared his opinion on change and development. He said we live in a city and cities change and develop constantly. This city is built on land that we stole from other people and we need to continue to provide housing to everyone which we cannot possibly do right now. The staff report shows that this is in keeping with the Comprehensive Plan and the zoning code.

Commissioner Syed moved approval of the rezoning. Commissioner Taghioff seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:


Kady Dadlez (Dec 30, 2022 10:30 CST)

Kady Dadlez
City Planner

Approved by:


Jake Reilly (Jan 3, 2023 09:39 CST)

Jake Reilly
Chair