

MINUTES OF THE ZONING COMMITTEE
Thursday, May 24, 2012 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Merrigan, Nelson, Perrus, Reveal, Spaulding, and Wenc
ABSENT: Wickiser (excused)
STAFF: Samantha Langer, Patricia James, Allan Torstenson, and Daphne Lundstrom

The meeting was chaired by Commissioner Nelson.

HRA of St. Paul and Rodolfo Hernandez - 12-043-494 - Rezoning from RT2 Townhouse Residential to VP Vehicular Parking, 656 and 660 Wells St, between Payne and Greenbrier; and part of 870 Payne Ave

Allan Torstenson presented the staff report for Kate Reilly. Staff recommends approval of the rezoning with a condition. He noted that the site plan has been approved by the Zoning Administrator, so the condition pertaining to site plan approval should be removed. He also stated District 5 recommended approval, and there was 1 letter in support, and 0 letters in opposition.

Dan Bayers, representative of the Housing Redevelopment Authority (HRA), 1300 CHA, 25 W 4th Street, Saint Paul, explained that they have a tentative agreement with Winter Song LLC, the applicant for the variance associated with this rezoning. Winter Song intends to purchase the property at 656 and 660 Wells Street from the HRA. Winter Song and the owner of 870 Payne Avenue, Rodolfo Hernandez, would like to construct a surface parking lot on 656 - 660 Wells Street and a portion of 870 Payne Avenue. He stated that if the sale to Winter Song LLC fell through, the HRA would continue with the development.

Anne Briseno, Director of Commercial Development for ESND, 925 Payne Avenue, Saint Paul, explained that the ESND did a parking study for Payne Avenue, from Maryland Avenue to East 7th Street, in 2008 that showed there is a significant shortage of parking along Payne Avenue. With new developments in the Payne Avenue and Phalen Blvd. node, additional parking is essential. She also added that the Payne Arcade Business Association is in support of this project.

Rodolfo Hernandez, applicant, 870 Payne Avenue, Saint Paul, stated he was available for any questions.

The public hearing was closed.

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

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Allan Torstenson
Zoning Section

Gaius Nelson
Chair