

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, June 21, 2018 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: DeJoy, Fredson, Ochs, and Reveal  
EXCUSED: Baker, Eckman, Edgerton, and Lindeke  
STAFF: Kady Dadlez, Cherie Englund, Tony Johnson, and Peter Warner

The meeting was chaired by Commissioner Reveal.

**HRA Lyton Place Rezone - 18-067-776 - rezone from RT1 two-family residential to T2 traditional neighborhood at 119 Lyton Place, NW corner at Hardenbergh Place.**

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning. She stated District 6 made no recommendation, and there were no letters in support, and 1 letter in opposition.

In response to a question by Commissioner Ochs, Ms. Dadlez said an R4 single-family zoning district is more restrictive than an RT1 zoning district, and RT2 allows more uses and is less restrictive than RT1. Commissioner Ochs said he is concerned about zoning creep, districts that are less restrictive expanding into the residential area.

Dan Bayers, 25 West 4<sup>th</sup> Street, 1300 CHA, representative for City of St. Paul Housing and Redevelopment Authority addressed the committee stating he had nothing to add to the staff report and was available for questions.

No one spoke in favor or opposition and the public hearing was closed.

Commissioner DeJoy moved approval of the rezoning. Commissioner Fredson seconded the motion.

Commissioner Ochs said he is concerned about rezoning from RT1 to T2 without knowing the intent for development along Rice Street. He would like the zoning to be more contiguous to existing T2 zoning.

Ms. Dadlez said the proposed site of the housing development on Rice Street is zoned T2 and will use the entire lot. The lot to be rezoned is on Lyton Place and will provide the required off street parking for the housing development. In order for parking to serve the T2 use, it needs to be on the same zoning lot or in the same or a less restrictive zoning district.

Commissioner Ochs said he is unsure that rezoning from RT1 to T2 is in line with the comprehensive plan. Mr. Johnson said that another option would be to rezone to VP to allow parking.

In response to a question by Commissioner Reveal, Ms. Dadlez said the property is currently a vacant lot.

The motion passed by a vote of 3-1-0.

Adopted                      Yeas - 3                      Nays - 1 (Ochs)                      Abstained - 0

Drafted by:



Cherie Englund  
Recording Secretary

Submitted by:



Kady Dadlez  
City Planner

Approved by:



Dan Edgerton  
Chair