



Legislation Details (With Text)

File #: APC 11-2 **Version:** 1
Type: Appeal-Planning Comm **Status:** Archived
In control: City Council
Final action: 10/12/2011

Title: Public hearing to consider the appeal of the Union Park Community Council to a decision of the Planning Commission upholding staff's decision to approve a site plan for an office/warehouse development at 650 Pelham Boulevard. (Public hearing continued from October 5)

Sponsors: Russ Stark

Indexes:

Code sections:

Attachments: 1. Union Park appeal to CC.pdf, 2. Planning Commission minutes.pdf, 3. Planning Commission resolution and Zoning Committee minutes.pdf, 4. Staff report for Zoning Committee.pdf, 5. letters and emails received.pdf, 6. Port Authority Letter, 7. Letter waiving 60 day decision.pdf, 8. Midway Chamber support letter 9-28-11.pdf, 9. Emails for and against appeal.pdf, 10. Additional emails for and against appeal.pdf, 11. Pelham_area_walk.pdf, 12. 650 Pelham e-mails 10-11-11.pdf, 13. John Schatz.pdf, 14. 650 Pelham City Council testimony 10-12-11.pdf, 15. Sheldon Gitis email.pdf, 16. 10-5 Pelham PH sign-in and testimony.pdf, 17. 10-12 Sign-in and testimony from Pelham PH.pdf

Date	Ver.	Action By	Action	Result
10/12/2011	1	City Council	Granted	Pass
10/5/2011	1	City Council	Continue Public Hearing	Pass

Public hearing to consider the appeal of the Union Park Community Council to a decision of the Planning Commission upholding staff's decision to approve a site plan for an office/warehouse development at 650 Pelham Boulevard.

In 2010, Industrial Equities submitted a site plan for a new 68,000 square foot office/warehouse development located at 650 Pelham (at Wabash). The site plan shows a one-story building with office space and parking on three sides and warehouse space with loading docks on the rear of the building.

When the site plan was originally submitted, the property was subject to the zoning and design standards of the Central Corridor Overlay District. The site plan did not meet these standards and Industrial Equities withdrew their application for site plan review. In June 2011 the Central Corridor Overlay District expired. At the same time some land near the Central Corridor was rezoned to Traditional Neighborhood and new design standards for Traditional Neighborhood zoning were adopted. However, the zoning for this property was not changed to Traditional Neighborhood and the property remained zoned I1 (Light Industrial).

Industrial Equities resubmitted their site plan. The Planning Commission declined to hold a public hearing on the site plan. City staff reviewed the site plan and approved it in July 2011.

On August 1, 2011, the Union Park Community Council filed an appeal with the Planning Commission of staff's decision to approve the site plan. The appeal contends that the site plan is not consistent with the City's plans for the area and that the property should have been rezoned to Traditional Neighborhood. Union Park said the development should be a multi-story building, set up to the sidewalk with the parking lot in the rear. The Zoning Committee held a public hearing on August 25, 2011 and voted 5-0 to recommend denying the appeal and upholding approval of the site plan. The Planning Commission met on September 2, 2011 and voted 15-1

to deny the appeal and uphold approval of the site plan.

Union Park Community Council filed an with the City Council of the Planning Commission's decision on September 12, 2011. A public hearing is scheduled for October 5, 2011.

Zoning applications fall within the 60 day rule. However, the developer, Industrial Equities, submitted a letter waiving his rights under the 60 day rule. A copy of this letter is attached.

Tom Beach
651-266-9086
tom.beach@ci.stpaul.mn.us