



Legislation Details (With Text)

File #: APC 15-5 **Version:** 1
Type: Appeal-Planning Comm **Status:** Archived
In control: City Council
Final action: 6/3/2015

Title: Public Hearing to consider the appeal of Friends of the Mississippi River of a Planning Commission decision granting a height variance for the Shepard Development LLC mixed use development at 1465 Davern.

Sponsors: Chris Tolbert

Indexes:

Code sections: Sec. 61.601. - Variances., Sec. 66.331. - Density and dimensional standards table., Sec. 68.233. - Standards for permitted uses in the RC3 Urban Open District.

Attachments: 1. 15-033-501 FMR Appeal Application, 2. 15-033-501 FMR Appeal Letter, 3. 15-022-204 PC Resolution 15-23, 4. 15-022-204 PC Minutes, 5. 15-022-204 ZC Minutes, 6. 15-022-204 Staff Report Packet, 7. Friends of Shepard Davern - Appeal Ltr5.13.15, 8. Highland Pointe Ltr to Mayor Coleman 1.8.15, 9. Highland Pointe Petition Jan2015, 10. letter - B. Schmidt, 11. letter - D. Miller, 12. letter - Erstad - Friends of Parks and Trails of Saint Paul and Ramsey County, 13. letter - J. Sorenson MN DNR updated, 14. letter - L. Everett, 15. letter - National Park Service, 16. letter - T. Diamond, 17. letter - V. Were, 18. 15-022-204 15.99 Extension letter, 19. Nichols email re Shepard Davern appeal, 20. SPACC letter re Shepard Davern development, 21. Simek Letter re Shepard Davern Development, 22. Christensen email re Shepard Davern, 23. Barry email re Shepard Davern, 24. BOMA Letter re 1475 Davern Street, 25. Math email re Shepard Davern, 26. Gagliardi email re Shepard Davern, 27. Gerlach email re Shepard Davern, 28. Kudelka email re Shepard Davern, 29. Shepard Davern Appeal Letter - Historic Fort Snelling, 30. Presentation for Appeal hearing, 31. letter - National Park Service May letter, 32. Friends of Miss Rvr Appeal PH materials, 33. Park Service letter submitted at PH

Date	Ver.	Action By	Action	Result
6/3/2015	1	City Council	Denied	Pass

Public Hearing to consider the appeal of Friends of the Mississippi River of a Planning Commission decision granting a height variance for the Shepard Development LLC mixed use development at 1465 Davern.

Zoning File #: 15-033-501

Address: 1465 Davern Street (Shepard Road and Davern)

Purpose: Appeal of a Planning Commission decision granting a variance of the 40' River Corridor height limit and 55' height limit for a mixed use building in the T3 zone to allow a 73.5' building.(Zoning File # 15-022-204, Shepard Development Phase I)

Staff Recommendation: Approval with conditions

District Council Recommendation: Denial

Zoning Committee Recommendation: Approval (unanimous)

Support: 0 persons spoke, 0 letters received

Opposition: 6 persons spoke, 11 letters received

Planning Commission: Approval (11 in favor, 1 against, 1 abstension)

Deadline for Action: June 30, 2015

Staff assigned: Josh Williams 651-266-6659

Attachments:

Appeal application

Appeal letter

Planning Commission (PC) resolution

PC meeting minutes

Zoning Committee (ZC) meeting minutes

Staff report packet

Letters received after Planning Commission public hearing (10 letters)

Applicant 15.99 extension letter