



Legislation Details (With Text)

File #: ABZA 24-1 **Version:** 1

Type: Appeal-BZA **Status:** Archived

In control: City Council

Final action: 5/15/2024

Title: Considering the appeal of Snelling-Midway Redevelopment, LLC to a decision of the Board of Zoning Appeals denying two zoning variance requests pertaining to a proposed restaurant building on the property at 1566 University Avenue West.

Sponsors: Anika Bowie

Indexes: Appeal

Code sections: Sec. 61.702. - Appeals to city council.

Attachments: 1. Appeal Application and Supporting Materials, 2. Zoning Variance Application, 3. Staff Report, 4. Board of Zoning Appeals Resolution, 5. Comment Union Park Letter, 6. Comment St. Paul Area Chamber Letter, 7. Comment Midway Chamber Letter, 8. Applicant Presentation at BZA, 9. Board of Zoning Appeals Public Hearing Notice Mailing Map & List, 10. Board of Zoning Appeals Public Hearing Notice, 11. City Council Public Hearing Notice Mailing Map & List, 12. City Council Public Hearing Notice, 13. Union Park District Council public comment, 14. Midway Chamber public comment, 15. Board of Zoning Appeals Minutes April 29, 2024, 16. 1566 University Ave W CC Presentation

Date	Ver.	Action By	Action	Result
5/15/2024	1	City Council	Granted	Pass

Considering the appeal of Snelling-Midway Redevelopment, LLC to a decision of the Board of Zoning Appeals denying two zoning variance requests pertaining to a proposed restaurant building on the property at 1566 University Avenue West.

Zoning File: #24-033509 (Appeal of Zoning file #24-023545)

File Name: 1566 University Avenue West - Snelling-Midway Redevelopment, LLC

Appellant: Snelling-Midway Redevelopment, LLC

Applicant: Snelling-Midway Redevelopment, LLC

Address: 1566 University Avenue West - *temporary address, NW corner of Simpson & Shields*

Purpose: The appellant, Snelling-Midway Redevelopment, LLC, applied for variances related to a proposed restaurant building. City Council Resolution RES 23-1442 requires all new commercial buildings to have window and door openings that comprise at least 30% of the area around the ground floor and a primary pedestrian entrance on street facing facades. The appellant proposed 19.6% on the northern façade of the northern building along Spruce Tree Avenue and no primary pedestrian entrance on the same street for a variance of 10.4% and the entrance requirement respectively. A public hearing was held on April 29, 2024.

Staff Recommendation: Denial of these two zoning variance requests. Staff recommended approval of four other zoning variance requests within the original application.

District Council Recommendation: Union Park District Council opposes the variance request pertaining to

the window and door opening requirement and supports the variance request pertaining to the primary pedestrian entrance requirement.

Board of Zoning Appeals Decision: The Board of Zoning Appeals approved four variance requests in this application and denied the two that the appellant is appealing, which was in alignment with the staff recommendation.

Support: 2 people spoke, 2 letters received

Opposition: 0 people spoke, 0 letters received

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? May 23, 2024

Has an extension been granted? No

If so, to what date? N/A

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