



## Legislation Details (With Text)

**File #:** APC 18-1      **Version:** 1

**Type:** Appeal-Planning Comm      **Status:** Archived  
**In control:** City Council  
**Final action:** 2/7/2018

**Title:** Public hearing to consider the appeal of Historic Merriam Park Neighborhoods (c/o Mohrman, Kaardal & Erickson, P.A.) to a decision of the Planning Commission approving a site plan for a 5 story, 16 unit apartment building with 30 structured parking spaces at 1973-1977 Marshall Avenue.

**Sponsors:** Russ Stark

**Indexes:**

**Code sections:** Sec. 61.402. - Site plan review (all districts).

**Attachments:** 1. CC Appeal - Site Plan - Marshall & Moore Apartments - 01192018, 2. 1973 1977 Marshall - City Site Plan Review updated 01302018, 3. 1973 1977 Marshall - Storm Calcs 01292018, 4. 1973 1977 Marshall - SPR Status Update - Response 01302018, 5. SPR Status Update - Marshall & Moore Apartments - 01232018, 6. CC Appeal - Architect Response 20180129, 7. CC Appeal - Applicant Attorney Response, 8. Site Plan 15.99 extension - Marshall & Moore Apartments - 12142017, 9. Planning Commission Resolution - 18-02 - Marshall & Moore Apartments, 10. Draft - 17-206-385 ZC Minutes - 01042018, 11. PC Packet - File 17-206-385 - Marshall & Moore Apartments, 12. PC Written PH testimony - File 17-206-385 - Marshall & Moore Apartments, 13. PC Action Minutes 01.12.2018, 14. Comments rec'd by Council in support of appeal, 15. Comments rec'd by Council in support of appeal (2), 16. Comments rec'd by Council in support of appeal (3), 17. Winthrop Weinstine - Appellant Attorney letter 2-5-18, 18. Comments rec'd by Council in support of appeal (4), 19. Comments rec'd by Council in support of appeal (5), 20. Letter Received at Council Meeting APC 18-1

Date	Ver.	Action By	Action	Result
2/7/2018	1	City Council	Denied	Pass

Public hearing to consider the appeal of Historic Merriam Park Neighborhoods (c/o Mohrman, Kaardal & Erickson, P.A.) to a decision of the Planning Commission approving a site plan for a 5 story, 16 unit apartment building with 30 structured parking spaces at 1973-1977 Marshall Avenue.

See attached PC Resolution 18-02 dated January 12, 2018, and background information included in the staff report.

Zoning File #: 18-021-629

Appellant: Historic Merriam Park Neighborhoods (c/o Mohrman, Kaardal & Erickson, P.A.)

Address: 1973-1977 Marshall Ave., NE corner at Moore St.

Applicant: MCR Property Holdings LLC (Jon Schwartzman)

Purpose: Appeal of the Planning Commission approval of a site plan for a for a 5 story, 16 unit apartment building with 30 structured parking spaces. (Zoning File # 17-206-385)

On January 4, 2018, the Zoning Committee held a public hearing where all parties were afforded an opportunity to be heard.

Staff Recommendation: Approval with conditions

District Council: Recommended Denial

Zoning Committee: Recommended Approval with conditions, vote: 5 -0

Support: 10 people spoke, 33 letters received

Opposition: 17 people spoke, 63 letters received

Planning Commission: Approval with conditions, vote: Unanimous

**Deadline for Action: Feb. 15, 2018 (*extended from Dec. 17, 2017*)**

Does this issue fall within the 60 day rule? Yes.

If yes, when does the 60 days expire? Dec. 17, 2017

Has an extension been granted? Yes.

If so, to what date? Feb. 15, 2018

Tia Anderson, 651.266.9086, Tia.Anderson@ci.stpaul.mn.us