



Legislation Details (With Text)

File #:	APC 21-1	Version:	1
Type:	Appeal-Planning Comm	Status:	Archived
		In control:	City Council
		Final action:	4/7/2021
Title:	Public hearing to consider the appeal of Alatus Development LLC to a decision of the Planning Commission to deny a site plan for Lexington Station Apartments at 411-417 Lexington Parkway North. (Public hearing was closed on March 17)		
Sponsors:	Dai Thao		
Indexes:			
Code sections:	Sec. 61.402. - Site plan review (all districts), Sec. 61.702. - Appeals to city council.		
Attachments:	1. PC Resolution - Lexington Station Apartments - 02052021, 2. Appeal Application - 411-417 Lexington Pkwy N, 3. 2020.03.04 - Letter from Appellant - Alatus LLC (Executed), 4. Maps - 411 - 417 Lexington Pkwy Zoning, 5. Staff Report - Lexington Station Apartments - 01082021, 6. 2040 Comprehensive Plan Assessment for Site Plan Review - 12292020, 7. ZC Lexington Station Apartments minutes - 01142021, 8. PC - Opposition Letters - 411 - 417 Lexington Pkwy, 9. PC - Support Letters - 411 - 417 Lexington Pkwy, 10. PC Action Minutes - 01222021, 11. PC Action Minutes - 02052021, 12. Site Plan Review Application - 411 Lexington Parkway -12102020 - Received, 13. SPR Committee Preliminary Review - Lexington Station Apartments - 12072020, 14. Applicant Response to SPR Committee Comments - Lexington Station Apartments -12222020, 15. Full Plan Set - Size Reduced - 12222020, 16. Traffic Study & Travel Demand Management Plan 11192020, 17. Lexington Apartments Hydrology Report - 12222020, 18. SPR Status Memo Update - Lexington Station Apartments - 01082021, 19. MN15.99 Extension - 411 - 417 Lexington Pkwy N - 02122021, 20. Union Park District Council - Letter of Support, 21. 411-417-Letter-of-Support-Wilder, 22. APC 21-1 - April Aegerter email 3-15-21, 23. APC 21-1 - Sara Aegerter email 3-15-21, 24. APC 21-1 - Terry Alvarado email 3-15-21, 25. APC 21-1 - April email 4-1-21, 26. APC 21-1 - Maggie Arbeiter email 3-22-21, 27. APC 21-1 - Jeffrey R Arnold email 3-16-21, 28. APC 21-1 - Nancy Busse email 3-14-21, 29. APC 21-1 - Jack Cann-Housing Justice Center email 3-1-21, 30. apc 21-1 - Jack Cann-Housing Justice Center email 4-6-21, 31. APC 21-1 - Kathy Cole email 3-14-21, 32. APC 21-1 - Angela Gauthier email 3-22-21, 33. APC 21-1 - Martin Hernandez email 3-16-21, 34. APC 21-1 - Tram Hoang email 3-16-21, 35. APC 21-1 - Jacob Hustedt email 3-21-21, 36. APC 21-1 - Chad Kulas-Midway Chamber of Commerce-email 3-12-21, 37. APC 21-1 - Tou SaiKo Lee email 3-15-21, 38. APC 21-1 - Robin Magee email 4-6-21, 39. APC 21-1 - Nadine McNiff mail 4-7-21, 40. APC 21-1 - Deborah Mitchell-ASANDC email 3-15-21, 41. APC 21-1 - Mary Jean Mulherin email 3-16-21, 42. APC 21-1 - Mauricio Ochoa email 3-15-21, 43. APC 21-1 - Tyler Olsen email 4-4-21, 44. APC 21-1 - Chris Osmundson-Alatus letter 4-6-21, 45. APC 21-1 - Adrian Perryman email 3-16-21, 46. APC 21-1 - Joo Hee Pomplun-The Alliance email 3-16-21, 47. APC 21-1 - Jon Reynolds email 3-8-21, 48. APC 21-1 - Caty Royce email 4-7-21, 49. APC 21-1 - Danielle Swift MP4 & email 4-7-21, 50. APC 21-1 - Nate Roisen email 3-8-21, 51. APC 21-1 - Jill Ross email 3-23-21, 52. APC 21-1 - Corina Serrano email 3-15-21, 53. APC 21-1 - Patrick Smith email 3-16-21, 54. APC 21-1 - Elaine Tarone email 4-2-21, 55. APC 21-1 - Simon Taghioff email 3-15-21, 56. APC 21-1 - Joyce Williams email 3-14-21, 57. APC 21-1 - Tia Williams email 3-13-21, 58. Bill Lindeke Letter_3.12.pdf, 59. APC 21-1 Comments Received by Ward 1, 60. 2021.03.10 Support for Alatus project CSP final, 61. Ward 6 Public Comments_411-417 Lexington Pkwy N_17March2021, 62. Jeffrey Arnold Letter_W1 and W3, 63. Staff Presentation - Lexington Station Apts, 64. Ward 2 Public Comments on Alatus, 65. FNA HJC Memo re Alatus appeal, 66. apc 21-1 - Jack Cann-Housing Justice Center email 4-6-21, 67. 2021.03.10 Support for Alatus project CSP final, 68. APC 21-1 Ward 4 Public Comments, 69. APC 21-1 Ward 4 Public Comments, 70. Letter re Alatus appeal 2_26, 71. Letter re Alatus appeal 2_26, 72. MICAH letter to Council on Alatus, 73. MICAH letter to Council on Alatus, 74. Link to public testimony submitted by Danielle Swift, 75. APC 21-1 Ward 1 Comments, 76. MICAH letter to Council on Alatus, 77. James Thomas Alatus email, 78.		

Public Testimony - Frogtown Neighborhood Association, re Alatus appeal (7April2021)

Date	Ver.	Action By	Action	Result
4/7/2021	1	City Council		
3/17/2021	1	City Council	Laid Over	Pass

Public hearing to consider the appeal of Alatus Development LLC to a decision of the Planning Commission to deny a site plan for Lexington Station Apartments at 411-417 Lexington Parkway North. (Public hearing was closed on March 17)

See attached PC Resolution 21-05 dated February 5, 2021, and background information included in the staff report.

Zoning File #: 21-237-456

Appellant: Alatus Development LLC

Purpose: Appeal of a Planning Commission decision to deny a site plan for Lexington Station Apartments at 411-417 Lexington Pkwy. N.

On January 14, 2021, the Zoning Committee held a public hearing where all parties were afforded an opportunity to be heard.

Staff Recommendation: Approval with conditions

District Council: No Comment

Zoning Committee: Recommended Approval with conditions, vote: 5 in favor - 2 against

Support: 3 people spoke, 1 letter received

Opposition: 6 person spoke, 10 letters received

Planning Commission: Recommended Denial, vote: 8 in favor - 7 against

[Enter the following information:

Does this issue fall within the 60 day rule?

Yes.

If yes, when does the 60 days expire?

Feb 16, 2021

Has an extension been granted?

Yes.

If so, to what date?

April 17, 2021

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