



Legislation Text

File #: APC 21-2, **Version:** 1

Public hearing to consider the appeal of Friends of A Better Way St. Paul LLC to a decision of the Planning Commission approving a conditional use permit for building height and variances for front setback, building footprint, total building size above-ground, including parking, and building height at 695 Grand Avenue.

Zoning File #: 21-289-699

Appellant: Friends of A Better Way St. Paul LLC

Address: 695 Grand Avenue, NW corner at St. Albans Street

Purpose: Appeal of the Planning Commission approval of a conditional use permit for a 59' 10" building height and variances for front setback from Grand Avenue (10' maximum, 18' proposed for middle section of the building), building footprint (25,000 sq. ft. maximum, 30,500 sq. ft. proposed), total building size above-ground, including parking (75,000 sq. ft. maximum, 124,000 sq. ft. proposed), and building height (three stories and 36' maximum, five stories and 59' 10" proposed) at 695 Grand Avenue. (Zoning File #21-269-061)

Staff Recommendation: Approval

District Council Recommendation: District 16 Summit Hill Association (SHA) voted to support the building as designed and presented in architectural drawings filed with the City on June 3, 2021, support the conditional use permit for a 59' 10" building height, support the variance for the front setback from Grand Avenue (10' maximum, 18' proposed for middle section of the building), and recommend variances from the EG East Grand Avenue Overlay District regulations for building height, footprint, and overall size.

Zoning Committee Recommendation: Approval with conditions, vote: 5-1

Support: 6 people spoke, 63 letters

Opposition: 25 people spoke, 122 letters, petition submitted with 446 signatures

Planning Commission Decision: Approval with conditions, vote: 9-1

Deadline for Action: October 15, 2021 (extended from August 16, 2021)

Staff Assigned: Emma Siegworth, 651-266-6657

Attachments:

Appeal Application

Planning Commission resolution

Planning Commission draft minutes

Staff report packet

Zoning Committee minutes

Commissioner Reilly rationale for denial

Public comments

60-day extension letter

City Council public hearing notice

Applicant's response to appeal

