

MINUTES OF THE ZONING COMMITTEE
Thursday, December 19, 2024 - 3:30 p.m.
Room 330, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Grill, Hood, Ochoa, Starling, Syed, and Taghioff
STAFF: Spencer Miller-Johnson, Bill Dermody, Samantha Langer, and Josh Ladd

The meeting was chaired by Commissioner Taghioff.

841-857 Grand Rezoning - 24-097-753 - Rezone from B2 community business (PIN 022823420125) and BC (PIN 02-28-23-42-0126) community business (converted) to T3 traditional neighborhood at 841-857 Grand Avenue, between Victoria Street and Avon Street.

Spencer Miller-Johnson presented the staff report with a recommendation of approval for the rezoning. He said District 16 submitted a letter recommending approval, and there were 0 letters in support, and 1 letter in opposition.

Commissioner Starling asked where there was T3 zoning along Grand Avenue. Mr. Miller-Johnson said there is a lot about two blocks to the east that was rezoned to T3 about three years ago that is occupied by the Kenton House development. Across the street on this block and the block to the east there are a few interior lots that are zoned T2.

In response to Chair Taghioff, Mr. Miller-Johnson said the way the amended East Grand Avenue Overlay District would interact is that there is a step back requirement after 40 feet in height so any additional height over 40 feet would need to be stepped back a distance equal to that additional height. In T3 there is a height limit of 55 feet and you can go up to 90 feet with a conditional use permit. The controls for square footage and other kinds of intensity from the original overlay in 2006 are no longer in place and would not apply. The other two standards in the amended overlay relate more to the frontage of the building and its maximum setback.

Ari Parritz, 1026 Portland Avenue, St. Paul, said it was intentional that they did not have a site plan and proposed design in their application. His team felt that for this site, given its visibility and level of public interest, it would be advantageous to split the process into multiple parts. First, to pursue a rezone to establish the fundamental entitlement on the site and to make it known to the neighborhood and city that there was a redevelopment coming and that it has certain limitations and form factors. They wanted to set aside the specifics of what the building would look like including exactly how tall it was, number of parking stalls, and other factors that would be of public interest. They want to do that as step two and build some community buy in along the way.

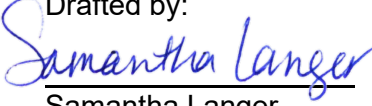
Commissioner Ochoa asked if he envisioned requesting any conditional use permits. Mr. Parritz said in their initial planning the only thing they would most likely need a conditional use permit for would be height somewhere in the 55-90 foot range. They don't anticipate asking for any relief from the overlay district as revised and are planning to design a project that is compliant with the new overlay standards. They have not identified any variance requests.

No one spoke in support or opposition. The public hearing was closed.


Commissioner Grill moved approval of the rezoning. Commissioner Syed seconded the motion.

The motion passed by a vote of 5-0-1.

Adopted Yeas - 5 Nays - 0 Abstained - 1 (Taghioff)

Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Spencer Miller-Johnson
City Planner

Approved by:


Simon Taghioff (Jan 24, 2025 16:01 CST)
Simon Taghioff
Chair









841-857 Grand Rezoning Minutes

Final Audit Report

2025-01-24

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