



## HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, January 27<sup>th</sup>, 2021 | 6:30pm

Visit [macgrove.org/](http://macgrove.org/) for Meeting ID # and password

**Please note: this meeting is being held remotely online via Zoom**

**Chair:** Mike Moore

**Secretary:** Meg Arnosti

**Staff:** Alexa Golemo

### AGENDA

Zoom Webinar (6:15 – 6:30 pm Tech Check)

6:30 I. Welcome & Introductions

6:40 II. Approval of January 2021 Agenda (*Addition/Deletion of agenda items*)

6:43 III. Approval of November 2020 Minutes

6:45 IV. 1074-1096 James Avenue Application to Planning Commission,  
*Chet Funk, et al., Property Owners & Eli Zmira, Project Manager, DJR Architecture*

The applicant is proposing to demolish six different properties in order to construct a 5-story multi-family dwelling with 93 units, 9 surface parking spaces, and two levels of parking totaling 88 covered parking spaces.

**Conditional Use Permit:** The height limit in the RM2 district is 50 feet and allows 5 stories. The proposed height of the project is 69 feet and six inches to the top of the roof deck.

**Variances:** The minimum front yard setback per RM2 zoning district requirement is twenty-five feet from the Property line. The proposed multifamily building will be positioned on the existing ten feet setback throughout the front façade on James Avenue.

The minimum rear yard setback per RM2 zoning district requirement is twenty-five feet from the Property line or nine feet plus half of the height above fifty feet (9 ft. + 9 ft. 4 in. = 18 ft. 4 in). The proposed multifamily building is proposing ten feet as the rear yard, in this case the alleyway between James and Randolph Avenue.

**FAR Increase with 10% Affordability:** The maximum allowed FAR for the RM2 zoning district is 2.25. The proposed multifamily building seeks a 10% affordable housing which will allow an increase of the FAR to a 2.75 without applying for a variance. The proposed development seeks for the FAR bonus and raises the FAR to 2.75.

*This information has been provided by the applicant and has not been verified by the City of Saint Paul yet.*

All MGCC meetings are online through Zoom at this time. Visit [www.macgrove.org/participate/](http://www.macgrove.org/participate/) to receive the Meeting ID # and password for this meeting. All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. As of January 2021, MGCC public meetings are recorded and posted at [www.macgrove.org](http://www.macgrove.org). For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit [www.macgrove.org](http://www.macgrove.org).



- 7:45 V. Lot K Parking Lot Agreement, University of St. Thomas Saint Paul Campus (Cleveland Ave. S. & Grand Ave.)

*Amy McDonough, Chief of Staff and Liaison to the Office of the President & Amy Gage, Director of Neighborhood Relations*

The University of St. Thomas has been using the NW corner of Grand and Cleveland as a 32-space parking lot under an agreement with the city's Planning Commission. That agreement expires in March 2021. Chief of Staff Amy McDonough will explain options that the university is considering for the lot, which include returning it to green space or making a bid to continue its current use as parking for Davanni's -- which rents 16 of the spaces -- and as parking for students, faculty members and community events. St. Thomas is prepared to propose several multimodal enhancements to the lot.

- 8:15 VI. Adjourn