



HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, February 24th, 2021 | 6:30pm

Visit www.macgrove.org/participate for Meeting ID # and password

Please note: this meeting is being held remotely online via Zoom and will be recorded.

Chair: Mike Moore

Secretary: Meg Arnosti

Staff: Alexa Golemo

AGENDA

Zoom Webinar (6:20 – 6:30 pm Tech Check)

- 6:30 I. Welcome & Introductions
- 6:40 II. Addition/Deletion of agenda items
- 6:43 III. Approval of January 2021 Minutes
- 6:45 IV. 235 Cleveland Avenue South, Application to Board of Zoning Appeals
Jeremy Exley, WEB Developments, LLC, Applicant

The property owner of 235 Cleveland Ave. (zoned B2) is proposing to demolish the existing commercial buildup, complete a site cleanup with the MN Pollution Control Agency (MPCA) Brownfield Program, and construct a 5-story building, with a ground level of commercial businesses and 4 stories of residential housing. The proposed development will include 2 commercial spaces, totaling 2,600 sq ft and 23 residential units, made up of 1 bedroom units with a den and 2 bedroom units with a den. They have submitted an application to the City of Saint Paul for variances for parking minimum, height maximum, and FAR (floor area ratio).

The proposed development will include 2 commercial spaces, totaling 2,600 sq ft and 23 residential units, including 1 bedroom with a den and 2 bedrooms with a den.

Parking Variance: The required number of parking spaces is 36.9, which includes the 10% reduction from 40.9 spaces with the inclusion of bike parking. The applicant is proposing 24 parking spaces for a variance of 12.9 parking spaces.

Height Variance: The maximum height for this property is 40', which includes the increased height allowance from 30' to 40' with an increased setback from all property lines. The proposed height for this project is 54.8' for a variance of 14.8'.

FAR: The maximum FAR for B2 zoning is 2.0. The proposed zoning for this project is 2.8.

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

- 8:00 V. Interest in committee discussion about variances, CUP, etc. and equity topics
- 8:15 VI. Adjourn