



UNION PARK DISTRICT COUNCIL

1821 University Avenue, Suite 308, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
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March 6th, 2019

Jerome Benner II, Board of Zoning and Appeals
City of Saint Paul
15 Kellogg Blvd. West
St. Paul, MN 55102

Dear Mr. Benner,

Representatives of Wellington Management, Inc. have presented their **427 Snelling Avenue North Redevelopment Project** project to CLUED on June 18, 2018, January 28, 2019, and February 18, 2019, and also to the UPDC's Transportation Committee on September 20, 2018, and February 11, 2019.

At its February 18th, 2019 meeting the Committee on Land Use and Economic Development (CLUED) **voted in favor** of a motion to support the following land use and permit applications to the City of Saint Paul for the Project:

1. Preliminary site plan approval;
2. A conditional use permit to exceed 55' building height generally permitted in T3 zoning districts;
3. A variance to exceed a 3.0 floor-to-area ratio (FAR);
4. A nonconforming use permit to allow for continuing use of a bank drive-thru and additional retail drive-thru (an overall reduction from 4 current to 2 future drive-thrus); and
5. An alley vacation between the Project property and Central Baptist Church property.

The full UPDC Board also **voted in favor of supporting these requests** at its March 6th, 2019 meeting.

Please let me know if you have any questions.

Sincerely,

Brandon Long, Executive Director
Union Park District Council