



3301 Silver Lake Road, St. Anthony, Minnesota 55418-1699
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October 5, 2017

Dear Mayor and Council Members:

On October 2, the applicant submitted revised plans and additional information ("Revised Application"). This information revises the plan that was presented to the Planning Commission. All additional information contained in the revised Application has been made part of the public record, has been provided to you and has been posted on the City's website. In particular, the Revised Plan requires a Comprehensive Plan amendment for the portion of the proposed project at 2401 Lowry which is proposed for affordable housing. In addition, the entire site requires a Planned Unit Development ("PUD") authorization, which is a form of rezoning.

The applicant, by letter dated September 18, requested that the Council consider the Revised Plan at your October 10 meeting. Due to the revisions submitted on October 2, you may consider the revisions on October 10 or you may choose to ask the Planning Commission to consider the Revised Application. Since the applicant has requested that you directly consider on October 10 the updates contained in the Revised Application, I have had prepared a draft resolution for your consideration. The draft resolution addresses, in particular, the continued request for a Comprehensive Plan amendment and a PUD. Based on my review of the Planning Commission actions to-date and the Revised Application, I conclude that certain of the concerns documented in the staff report with regard to the original application remain in the Revised Plan. Based on consultation with the City Attorney, I advise that the City Council has significant discretion in determining whether a Comprehensive Plan amendment and a PUD as requested in the Revised Application are appropriate for the health, safety and welfare of St. Anthony. In my opinion, they are not. Therefore, I have prepared a draft resolution for your consideration, with recommended findings, to deny the Comprehensive Plan amendment and the PUD. You may, obviously, modify these findings and reach a different conclusion during your deliberations on October 10.

I would also like to recommend that the project site appears to be a good candidate for a Technical Assistance Panel ("TAP"). The TAP process is a service offered by the Urban Land Institute to consider a prospective project and offer alternatives that meet the interests of all interested parties. If you so direct, I could make inquiries as to the availability and timing of a TAP for this project site.

Sincerely,

A handwritten signature in blue ink that reads "Mark Casey".

Mark Casey
City Manager