1. Call to Order – Roll Call

2. Public Hearings

A. Parkway Residences: comprehensive plan amendment, preliminary and final plat, and preliminary and final planned unit development.

Applicant: Sela Investments
Location: West 31st Street between Glenhurst Ave and Inglewood Ave
Case Nos: 19-27-CP; 19-28-S; 19-29-PUD

Jennifer Monson, Planner, presented the staff report for a comprehensive plan amendment, preliminary and final plat, and preliminary and final planned unit development for the Parkway Residences development. She mentioned that the applicant is also requesting an alley vacation which will be presented to the council in January. This will be the 2nd phase of the Parkway 25 project. The Parkway Residences development is a collection of 15 properties currently consisting of single-family homes and an assortment of smaller apartment buildings along both sides of 31st Street West between Inglewood Avenue South and Glenhurst Avenue South. The development properties are not all contiguous thus the project will be built amongst other existing buildings. The development will remove twelve of the existing buildings and will reinvest in the rehabilitation of three apartment buildings. The development consists of four new multi-family buildings creating 211 new units plus 24 units from the rehabilitated apartment buildings for a total of 235 residential units.

Ms. Monson explained there will be six affordable units included at Site 2 at 60% AMI and the three rehabbed buildings will include 24 units all affordable at 50% AMI.

Ms. Monson reviewed the site plans, site access, vehicular parking, bicycle parking, and electric vehicle parking requirements for each of the four development sites.

Ms. Monson stated 211 trees are required and 108 will be provided by the developer, therefore the developer will pay $1,154 into the tree fund. She noted alternative landscaping will be used to meet the intent of the ordinance, including public art or site amenities.
Ms. Monson stated that staff recommends a comprehensive plan amendment, preliminary and final plat, and preliminary and final planned unit development subject to the conditions recommended by staff in the staff report.

Commissioner Robertson asked if there is any plan to reguide the area as high density. Ms. Monson stated this was reviewed and staff decided this would remain medium density at this time.

Commissioner Beneke asked if tenants will be able to find other living arrangements. Ms. Monson stated the developer is paying relocation costs and is trying to find similar units in a similar location with the same or better rental rates for existing tenants that are being relocated.

Chair Eckholm noted the properties directly south of France and asked if there was any discussion with Met Council for a trail connection here in order to connect the two planned SWLRT stations. Ms. Monson stated the path connection is on the south side of the corridor, so a bridge would need to be constructed, and a bridge is already being built at Beltline. However, she added, discussions are taking place for a sidewalk and multi-use trail which could be on the south side of CSAH 25 to connect the development to the Beltline and West Lake stations.

Chair Eckholm opened the public hearing.

The Chair closed the public hearing.

Commissioner Johnston-Madison thanked the developer and staff for this thorough plan and complimented the developer in regard to what they will do for folks in naturally occurring affordable housing properties, adding this should be an expectation of all developers on future projects.

Chair Eckholm agreed and the developer is doing right by them and this should be an expectation of all developers.

Commissioner Robertson stated this is a large and complex project, which has been discussed thoroughly by the commission. It has been worked on with staff for a long time and all issues have been vetted early in the process. He agreed with his fellow commissioners and stated it will be an asset for St. Louis Park.

Commission Erwin asked if those residents being displaced will be given first rights to units if they meet the requirements.

The owner stated yes, that is correct.

Commissioner Robertson made a motion recommending approval of the Parkway Residences: comprehensive plan amendment, preliminary and final plat, and preliminary and final planned unit development, subject to conditions recommended by staff. The motion was seconded by Commissioner Johnston-Madison.

The motion passed on a vote of 7-0.
B. Holy Family Academy conditional use permit and preliminary and final plat

**Applicant:** The Church of Holy Family Academy of St. Louis Park  
**Location:** 5925 West Lake Street  
**Case Nos:** 19-34-CUP; 19-35-S

Jacquelyn Kramer, Associate Planner, presented the staff report. The applicant is requesting a CUP and preliminary and final plat.

Ms. Kramer explained the planned building expansion, new playground area, and additional drop-off and pick-up area with additional green space. She noted this plan meets all parking and landscape requirements within the zoning code. Ms. Kramer noted the new floor plans and building elevations, explaining how they relate to the existing school building.

The CUP application is an amendment for the application approved in 2012 and meets all zoning requirements for an educational facility with more than 20 students in the R-2 zoning district. The preliminary and final plat will combine five parcels into one, and includes right of way dedication and park dedication fees.

Commissioner Johnston-Madison asked if the project falls under the code requirement for electric charging stations.

Ms. Kramer stated no as the ordinance requires EV infrastructure when there are 15 parking spaces or more. With only 12 off-street spaces, the applicant is not required to have EV stations.

Commissioner Johnston-Madison asked who will use these parking spaces. Ms. Kramer stated these spaces will be for after-hours parking.

Commissioner Johnston-Madison stated she is disappointed there are no requirements for EV here, especially in light of the 2040 carbon requirements.

Commissioner Robertson asked if there are any water run-off concerns in the area.

Ms. Kramer stated this did come up at the neighborhood meeting, but the plan meets all requirements of the city for water run-off. She added the applicant is working with the MCWSD to comply with that organization’s permit requirements.

Chair Eckholm opened the public hearing.

Chair Eckholm closed the public hearing.

Commissioner Robertson stated this is not that much of a change since the 2012 proposal and he has no issues with it, adding it is an improvement.

Commissioner Dumalag made a motion recommending approval of the conditional use permit and preliminary and final plat. Commissioner Johnston-Madison seconded. The motion passed on a vote of 7-0.
3. Other Business
   none

4. Communications
   Mr. Walther stated the next meeting will be on January 8, 2020 and will be a study session regarding ADU’s. He added Feb 24·2020 will be the annual boards and commissions meeting with city council from 6-8 p.m.

   Commissioner Johnston-Madison asked if a new chair will be elected for 2020. Mr. Walther stated on January 15, 2020 a new chair will be elected and this will be added on the agenda.

   Commissioner Kraft nominated herself for 2020 chair. Chair Ekholm nominated Commissioner Dumalag for Vice Chair. These nominations will be included in the January 15, 2020 agenda.

5. Adjournment
   The meeting was adjourned at 6:41 p.m.

STUDY SESSION

The study session commenced at 6:45 p.m.

1. Texa-Tonka small area plan update

   Ms. Monson provided background on the final draft of the Texa-Tonka small area plan. She noted most of the buildings were constructed in the 1950’s with lots of parking spaces. She stated a market analysis was done and most of the redevelopment will be rental residential and commercial, mixed use.

   Ms. Monson stated this area is close to walking and biking trails, but sidewalks are in poor condition.

   Commissioner Robertson asked if bike lanes will be added to Texas Avenue. Ms. Monson stated yes.

   Commissioner Johnston-Madison asked if some of the apartments in the area are NOAH. Ms. Monson stated some are and some are being upgraded as well.

   Commissioner Robertson asked if there will be some affordable commercial spaces. Ms. Monson stated yes and explained the recently adopted mixed-use zoning district includes provisions for affordable commercial spaces. Ms. Monson also added that staff has been in discussions about pop-up commercial space.
Commissioner Dumalag asked how the city can keep commercial affordable. Ms. Monson stated a certain amount of space can be provided for commercial affordable, by the city, and also a certain amount of micro-space.

Ms. Monson stated the plan process included several opportunities for public participation with two community meetings, two surveys and two pot-up events. She stated most residents participated twice in the outreach programs provided by the city. Questions were asked about what brings folks to the commercial nodes, opinions about the height of buildings, and other items. Many folks stated they wanted many different types of uses, 1-4 stories in height, with walkable areas, and smaller buildings and uses, with safe and pleasantly landscaped connections.

Ms. Monson added this area is one of St. Louis Park’s most diverse areas and making folks feel welcome will be a large part of the plan. She added it may be a hybrid of a suburban and urban mall, with parking in front of buildings, as has been the practice in this area. She added residents were happy with this plan when asked.

Commissioner Robertson stated the south side of Minnetonka might be better than the north side for larger buildings. Ms. Monson said residents felt 1-4 story buildings would be best on the north side of Minnetonka because of the larger parcel sizes.

Commissioner Erwin asked if there are certain types of businesses that people would like to see in the area.

Ms. Monson stated small, convenient shops, and a neighborhood coffee shop are all desired by area residents.

Commissioner Robertson asked if EVS ordinance should be revisited in light of the development at Texa-Tonka.

Chair Eckholm stated this might be a good time to install conduit in the area, during the design phase vs. doing a retro fit later.

Commissioner Robertson asked about possibly doing a roundabout at Texas and Minnetonka, along with walking and biking trails. He noted this will be an opportunity to add landscaping and soften this area up.

Ms. Monson stated Minnetonka is a county road and the city is working with Hennepin County on the design of the intersection. It is not on the county’s capital improvement plan for several years.

Commissioner Johnson-Madison thanked staff for the document and great input from the community.

Mr. Walther stated there will be some time before the council sees this in study session and can accept the plan, however there may be a development application coming forward in the near future.
Commissioner Robertson asked about the design of the buildings that residents requested, adding he does not prefer design by committee. Mr. Walther stated the district and residents requested these design elements, but will also be reviewed further, keeping the areas uniqueness in mind.

Commissioner Johnston-Madison stated there will need to be discussions over time again with residents, developers, the commission, council and staff related to design elements of the area.

The meeting was adjourned at 7:25 p.m.