

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF JULY 20-24, 2015

Mon (20) _____

Tues (21) _____

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

13th Floor – CHA
25 Fourth Street West

University Avenue Innovation District (the Prospect North Partnership) –
Informational update regarding a City Council resolution to sign on to a Memorandum
of Understanding and pass a resolution to acknowledge the formation of the District.
(Hilary Holmes 651/266-6612)

DNR Mississippi River Critical Area Rulemaking – Continued discussion of
comments on proposed rules. (Allan Torstenson, 651/266-6579 and Josh Williams,
651/266-6659)

Weds (22) _____

7:00- Ford Site Planning Task Force
8:30 p.m. (Merritt Clapp-Smith, 651/266-6547)

Gloria Dei Lutheran Church
700 South Snelling Avenue
Saint Paul, MN

Focus on jobs and housing.

Thurs (23) _____

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Discussion Item

Introduction of the new **Historic Use Variance ordinance and application process**
adopted by the City Council in June 3, 2015.

Update on the Certified Local Government (CLG) Grant to amend Chapter 73 of the
City Legislative Code.

Notice of Appeal(s)

1373 Summit Avenue, Summit Avenue West Heritage Preservation District, by
owners Joe and Tina Shaffer, appealing an HPC condition requiring a compliant roof

on the approved addition at the rear of the property. This appeal is scheduled for City Council on July 15, 2015 at 5:30 p.m. File #15-034 (*Dermody, 651/266-6617*)

2390-2400 University Avenue West & 735 Raymond Avenue, University-Raymond Commercial Heritage Preservation District, by Thomas Nelson, Exeter Group LLC, appealing an HPC decision denying a five story addition on the top of the General Motors Truck Company building. This appeal is planned for City Council on August 5, 2015 at 5:30 p.m. File #15-036 (*Spong, 651/266-6714*)

Fri (24)

8:00 a.m. Planning Commission Steering Committee **Room 41 City Hall**
(*Donna Drummond, 651/266-6556*) Conference Center
15 Kellogg Blvd.

8:30- Planning Commission Meeting **Room 40 City Hall**
11:00 a.m. (*Donna Drummond, 651/266-6556*) Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Gold Line Station Area Plans – Item from the Neighborhood Planning Committee. (*Bill Dermody, 651/266-6617*)

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#15-133-643 Wesenberg Management Group LLC – Rezone approximately 28 feet between 2238 Doswell and 2275 Como Avenue from B2 Community Business to T2 Traditional Neighborhood. 2275 Como Avenue, 2238 Doswell Avenue between Doswell and Gove Place. (*Mike Richardson, 651/266-6621*)

#15-133-740 St. Anthony Housing – Conditional use permit for a maximum height of 43 feet. 2301 Como Avenue, 2238 Doswell Avenue SE corner of Doswell and Como. (*Mike Richardson, 651/266-6621*)

#15-133-357 Northern Iron of St. Paul LLC – Rezone from VP Vehicular parking to IT Transitional Industrial. 877-897 Wells Street between Mendota and Forest. (*Bill Dermody, 651/266-6617*)

#15-130-256 Meridian Behavioral Health – Conditional use permit to increase the number of residents to 64 in the existing licensed human service community residential facility. 135 Colorado Street East Terminus of Colorado and Clinton. (*Jake Reilly, 651/266-6618*)

#15-134-166 Best Pawn – Conditional use permit for commercial outdoor sales. 523-575 7th Street East between Kittson and Hwy 52 ramp. (*Jake Reilly, 651/266-6618*)

#15-134-559 Taco Bell/Border Foods – Conditional use permit for drive-thru sales and to increase the maximum number of off-street parking spaces, and variances of minimum floor area ratio (0.5 required, 0.11 proposed), window and door openings of front façade length (50% required, 47% proposed), and interior parking lot landscaping (15% required, 12% proposed). 565 North Snelling Avenue SW corner at Edmund. (*Josh Williams, 651/266-6659*)

#15-134-693 BleuAnt LLC – Rezone from BC Community Business Converted District to RM2 Multiple Family. 1174 Grand Avenue between Dunlap and Ayd Mill Road. (*Jamie Radel, 651/266-6614*)

#15-134-770 BleuAnt LLC – Variances of side yard, rear yard, and front yard setbacks and lot coverage requirements. 1174 Grand Avenue between Dunlap and Ayd Mill Road. (*Jamie Radel, 651/266-6614*)

Neighborhood Planning

Committee

Pioneer Era Limestone Buildings of Saint Paul at 445 Smith Avenue, 383 Goodhue Street, 282 West Seventh Street, 202 McBoal Street, and 178 Goodrich Avenue – Resolution providing recommendation to the Heritage Preservation Commission regarding proposed designation as Saint Paul Heritage Preservation Sites. (*Bill Dermody, 651-266-6617*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes June 19, 2015

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 19, 2015, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Noecker, Reveal, Thao, Underwood, Wencl; and Messrs. Edgerton, Lindeke, Makarios, Nelson, and Oliver.

Commissioners Absent: Mmes. *Merrigan, *Padilla, *Shively, *Wang, and Messrs. Connolly, *Gelgelu, *Ochs, *Ward, and Wickiser.

*Excused

Also Present: Allan Torstenson, Acting Planning Director; Bill Dermody, Jake Reilly, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 22, 2015.

MOTION: *Commissioner Reveal moved approval of the minutes of May 22, 2015. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl noted the event at the Como Park Conservatory that she and Commissioners Underwood and Makarios had attended.

III. Planning Director's Announcements

The Acting Planning Director, Allan Torstenson, reported on planning and zoning cases at City Council on Wednesday:

- Appeal of Planning Commission approval of a conditional use permit for Hawkins Chemical for elevation of structures in the floodplain at 701 Barge Channel Road - the hearing was laid over for two weeks.
- Appeal by Dayton's Bluff Neighbors of a conditional use permit for a transitional housing facility at 869 E. Fifth Street. The property owner had informed the city attorney's office that their agreement to sell the property to Freedom Works had been cancelled, so the Council denied the conditional use permit.
- The District 11 Hamline Midway Mixed Use Corridors 40-Acre Zoning Study. The public hearing was held, and the matter laid over to June 24th for final adoption.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items to come before the Site Plan Review Committee on Tuesday, June 23, 2015:

- Urban Academy – add modular classroom building at 1668 Montreal Avenue.
- K2 Auto –used car sales lot at 370 West Maryland.

Two items to come before the Site Plan Review Committee on Tuesday, June 30, 2015:

- Staff meeting to discuss ideas to improve site plan review process.
- Park 24 mixed-use development – new 25 unit apartment building with two small commercial spaces at 2301 Como Avenue.

OLD BUSINESS

#15-033-859 New Plan Learning – Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood. 169 Jenks Avenue east of Agate between Lawson and Case. *(Jamie Radel, 651/266-6614)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

NEW BUSINESS

#15-037-595 Julin Moua – Reestablishment of a nonconforming use as a duplex. 723 Edmund Avenue between St. Albans and Grotto. *(Jake Reilly, 651/266-6618)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the reestablishment of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

#15-036-555 People Incorporated – Rezone from R4 One Family Residential to RT2 Townhouse Residential. 1784 Lacrosse Avenue, SE corner at White Bear Avenue. *(Bill Dermody, 651/266-6617)*

Commissioner Nelson announced that this case was laid over to the next Zoning Committee meeting on July 2, 2015.

#15-036-227 People Incorporated – Conditional use permit for a licensed human service community residential facility for 16 residents. *(Bill Dermody, 651/266-6617)*

Commissioner Nelson announced that this case was laid over to the next Zoning Committee meeting on July 2, 2015.

V. Neighborhood Planning Committee

Gold Line (Gateway) BRT Station Area Planning – Release draft station area plans, associated amendments to the Comprehensive Plan and other plans, and zoning study for public review and set a public hearing for July 24, 2015. (*Bill Dermody, 651/266-6617*)

Bill Dermody, PED staff, gave a power point presentation which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lindeke asked about the residential market and redevelopment timeline, federal funding for transit projects and related bike and pedestrian connections, and bikes on BRT.

Bill Dermody said the market study found a soft but existing market for transit-oriented residential development. There are some vacant sites that he thinks have potential for residential development in the short term, but that much of the plan is aspirational and longer term. He's not sure about the federal funding formula. BRT buses are anticipated to have bike racks on the front, probably two bikes per bus like a local bus.

Commissioner Noecker discussed the proposed street grid for the Sun Ray station area, and communication about how it would be implemented. She asked about the dates of district council meetings on the station area plans, and the possibility of engaging the district councils earlier before the Planning Commission hearing.

Mr. Dermody said the Sun Ray property owner's representative was at the design workshop and they will be here to speak in opposition to the zoning changes at least and maybe the street grid. The only part of the street grid that is anticipated to be built in the short term is the single north south connection, the walking path which is shown as a road presently. The plan explicitly calls for the rest of the street grid to be implemented as development occurs. Mr. Dermody plans on having a one-on-one conversation with the Sun Ray folks and go through all the issues so that they understand what the zoning means.

Mr. Dermody said that the District 1 Community Council doesn't meet until July 27. He has spoken with them about having a meeting earlier, but they don't feel that members of the community will come out for a special meeting and prefer to have it discussed at their regular district council meeting. They will send the plan to an email list once it is complete. Five of their board members have been involved in this plan already.

Commissioner Underwood asked about the walkway connection from the front to the back of the Sun Ray shopping mall.

Mr. Dermody said that there are three ways to get to the back of the shopping mall: you can go around it on Pederson, there is a narrow alley mostly for cars that would require the first suite to be knocked down to make room for a wider walkway, and there is also a covered connection to the current transfer center for buses.

Commissioner Reveal said it would be good to have examples and pictures of mixed-use development with the kind of street grid proposed for Sun Ray. There are a couple of higher-end shopping districts in Seattle that have a street grid.

Mr. Dermody noted an example in Arlington, Virginia that is mostly office/residential, and an example in Glendale, Wisconsin that is more like Sun Ray, a shopping center that was rebuilt

with TOD. He will look for other examples.

Chair Wencil noted a Lyndale and 66th redevelopment area that has become commercial and residential mixed-use with a street grid.

MOTION: Commissioner Oliver moved the on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on July 24, 2015. The motion carried unanimously on a voice vote.

VI. MSP Airport Long-Term Comprehensive Plan Update – Informational Presentation by Neal Ralston, Airport Planner, Metropolitan Airports Commission.

Neal Ralston, Airport Planner, Bridget Rief, Director of Airport Development, and Dana Nelson, Manager of Noise, Environment & Planning, gave a power point presentation which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Noecker asked if they are involved with the Ramsey County Riverview Corridor Study, and if there are public transit alternatives that might reduce parking need at the airport.

Mr. Ralston said that he and one of his colleagues are attending the Riverview Corridor meetings, and one of their project managers is serving on the Technical Advisory Committee. They will be developing concepts on how it could impact parking demand and transit trips to the airport.

Commissioner Noecker asked about airport noise and pollution impacts.

Dana Nelson explained and their home noise mitigation program and noise contours they run each year based on actual operations.

Commissioner Noecker asked what noise mitigation for a home looks like.

Ms. Nelson said that it depends on the level of mitigation needed. The highest mitigation they offer is a five decibel reduction package. Mitigation can include insulation, new windows and doors, and new air conditioning up to a certain dollar amount.

Commissioner Lindeke asked about parking garage financing and the impact of the Blue Line in reducing parking demand.

Bridget Rief said that revenue from people who park at the airport is the most significant funding source for parking ramps. A customer facility fee the rental car agencies charge their customers will also cover part of the cost of a new ramp they will use. They are also looking at a sale of bonds for this project and the Terminal 2 expansion that was just approved.

Mr. Ralston said the Blue Line hasn't changed parking demand significantly. It is used by employees and some of the traveling public, but not enough for a modal shift of how people are arriving at the airport.

Commissioner Lindeke asked why they would need more gates if the total number of airplanes is back to 1990 levels.

Mr. Ralston replied that the airplane fleet is changing, with smaller aircraft being replaced with larger ones with larger wing spans. They need gates to accommodate more of the larger planes.

Commissioner McMahon asked about the trend in ratio of short term versus long term parking and the meaning of "narrow body gates".

Mr. Ralston said narrow body aircraft have 3 plus 3 seating, such as a 737 and 320, not the smaller regional aircraft that have 2 plus 2 seating. All of the additional parking need and development is long term parking.

Commissioner Nelson asked about expanding the hours of Checkpoint 10, which is close to the parking ramp and LRT.

Mr. Ralston said that they are working on a checkpoint consolidation project, and will have two larger check points on either end of the main terminal complex.

In response to a question from Chair Wencil, Mr. Ralston said they plan to provide parking where passengers want it, which is on campus, and they believe the new 5000 space parking garage is going to be nearly full when they open it. They just added the "quick ride ramp," a parking garage that had served a Northwest Airlines and Delta maintenance facility that was only partially utilized, and opened it up for public parking. It is an off airport parking facility with a shuttle bus from the quick ride ramp to the Terminal 1 main court and provides an additional 1,400 parking spaces.

Commissioner Lindeke asked what city the airport is in.

Ms. Rief said the Minneapolis-Saint Paul International Airport is in Hennepin County but not within any city boundaries.

VII. Comprehensive Planning Committee

Commissioner Thao announced that the last meeting was cancelled and their next meeting is scheduled for Tuesday, July 7, 2015.

VIII. Transportation Committee

Commissioner Lindeke said at their last meeting they discussed the regional solicitation projects that are going forward at Met Council, including the intersection at I-94 and Dale Street and a few bike trails on the east side. They also discussed 8-80 Vitality Fund bike striping. The meeting next week on Monday, June 22nd has been cancelled.

IX. Communications Committee

Commissioner Thao had no announcements.

X. Task Force/Liaison Reports

Commissioner Makarios said the Ford Task Force meeting on Tuesday, June 23rd at Gloria Dei Lutheran Church at 7:00 p.m. will focus on stormwater, waste, art and greening.

Commissioner Thao announced that the Grand Round Community Advisory Committee met last week, and next week there are design workshops at Bandanna Square Best Western. If you're interested in the design part come on Monday and Tuesday, and if interested in what the public input has been come on Thursday. For more information go to: www.stpaulgrandround.org.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 10:18 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,


for _____
Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: June 11, 2015

TO: Planning Commission

FROM: Neighborhood Planning Committee

RE: Gold Line (Gateway) Station Area Plans, associated plan amendments, and zoning study

BACKGROUND

In April 2014, the Planning Commission initiated a planning and zoning study for up to five (5) station areas along the proposed Gold Line Bus Rapid Transit (BRT) line. The appointed 10-member task force has provided its recommendations in the attached Gold Line Station Area Plans document. Highlighted recommendations from the document include:

- Amend the Comprehensive Plan to designate the Earl and Etna Station Areas as Neighborhood Centers. The White Bear and Sun Ray Station Areas would remain Neighborhood Centers and Mixed Use Corridors, and the Mounds Station Area would maintain its Residential Corridor and Established Neighborhood designations.
- Provide High-Intensity Transit-Oriented Development (TOD) at the cores of the Etna, White Bear, and Sun Ray Station Areas, Medium-Intensity TOD at the Earl Station Area's core, and Low-Intensity TOD at the Mounds Station Area's core. This TOD typology is defined by the document and correlates closely to T3/T4, T2, and T1 zoning regulations.
- Improve pedestrian and bicycle connections across Interstate 94 throughout the study area, including through new/improved bridges and consideration of interchange realignments.
- Improve pedestrian and bicycle connections to the stations, including new sidewalks and lighting.
- Provide an urban street grid at the Sun Ray site as the shopping center redevelops.
- Create a new direct pedestrian and bicycle connection from the Sun Ray BRT station north to the library/park prior to the commencement of BRT service.
- Rezone approximately 246 parcels as summarized below:

Existing Zoning	Proposed Zoning	# of Parcels
R4	RT1	88
R4	RM1	23
R3, RT1, RT2, RM1, VP	RM2	33
RM2	RM3	7
RT1, RT2, B2, VP	T1	13
RT1, OS, B1, B2, B3	T2	68
RM2, B2, B3	T3	13
B2	T4	1

The document also provides recommendations regarding preferred BRT station locations and guideway alignments, though those decisions are ultimately made by government bodies other than the City of Saint Paul.

TASK FORCE DEBATE

The task force debated many of the issues discussed in the plan over the course of their 16 meetings, and they generally reached a consensus. However, the preferred White Bear station location in the document reflects a majority opinion where full consensus could not be reached. The majority felt that a location east of Van Dyke Street is preferred for a combination of its “eyes on the street” and its accessibility to the dense population cluster in the apartments just to its northeast. Meanwhile, economic development advice from City staff and the HR&A market study was that any BRT station north of I-94 would not have a significant effect on redevelopment south of I-94. The minority, however, felt that a station right at the White Bear Avenue bridge (at I-94 elevation) would have a significant economic development impact on both sides of the freeway, which makes it a preferable location.

COMMITTEE RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission release the Gold Line Station Area Plans, including the proposed plan amendments and rezonings therein, for public review and set a public hearing for July 24, 2015.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

Tuesday, July 28, 2015
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Gloria Dei Lutheran Church 700 Snelling Avenue South Repave existing parking lot and other site work

Applicants should attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and email you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

FOR THE FULL ZONING COMMITTEE AGENDA and SUMMARY

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573