



Saint Paul Planning Commission
 City Hall Conference Center Room 40
 15 Kellogg Boulevard West

Agenda

Christopher B. Coleman,
 Mayor

February 22, 2013
 8:30 – 11:00 a.m.

Saint Paul
 Planning Commission

Chair
 Barbara A. Wencil
 First Vice Chair
 Elizabeth Reveal
 Second Vice Chair
 Paula Merrigan
 Secretary
 Daniel Ward II

Pat Connolly
 Daniel Edgerton
 Gene Gelgelu
 William Lindeke
 Kyle Makarios
 Gaius Nelson
 Rebecca Noecker
 Christopher Ochs
 Trevor Oliver
 Julie Perrus
 Marilyn Porter
 Tony Schertler
 Emily Shively
 Robert Spaulding
 Terri Thao
 Jun-Li Wang
 David Wickiser

Planning Director
 Donna Drummond

- I. Approval of minutes of February 8, 2013.**
- II. Chair’s Announcements**
- III. Planning Director’s Announcements**
- IV. Zoning Committee**
SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*
NEW BUSINESS
#13-144-945 Raymond Condos/Lakes & Plains LLC – Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood. 842-858 Raymond Avenue & 2330 Long, NW corner at Bradford & Raymond. *(Patricia James, 651/266-6639)*
- V. Neighborhood Planning Committee**
Highland Village Special District Sign Plan – Approve resolution recommending adoption of Highland Village Special District Sign Plan by the Mayor and City Council. *(Kate Reilly, 651/266-6618)*
- VI. Central Corridor Design Center Update** – Informational presentation by Tim Griffin, Director of Urban Design, Saint Paul Riverfront Corporation.
- VII. Comprehensive Planning Committee**
- VIII. Transportation Committee**
- IX. Communications Committee**
- X. Task Force/Liaison Reports**
- XI. Old Business**
- XII. New Business**
- XIII. Adjournment**

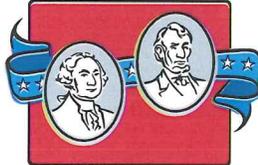
Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

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

WEEK OF FEBRUARY 18-22, 2013

Mon (18) _____ **PRESIDENT'S DAY HOLIDAY – OFFICE CLOSED**



Tues (19) _____

3:30-5:00 p.m. Comprehensive Planning Committee **13th Floor – CHA**
(Merritt Clapp-Smith, 651/266-6547) **25 Fourth Street West**
 Discussion of Auto Body Text Amendments – *(Kate Reilly, 651/266-6618)*

Weds (20) _____

Thurs (21) _____

6:00-7:30 p.m. West Side Flats Community Task Force **WSCO Offices**
(Lucy Thompson, 651/266-6578) **1 West Water Street**
 Introductions, Roles and Responsibilities
 Role of the Community Task Force
 Project Overview, Schedule and Tasks
 Status of Background Data Gathering
 Community Participation Strategy
 Discussion/Next Steps

Fri (22) _____

8:00 a.m. Planning Commission Steering Committee **Room 41 City Hall**
(Donna Drummond, 651/266-6556) **Conference Center**
15 Kellogg Blvd.
8:30-11:00 a.m. Planning Commission Meeting **Room 40 City Hall**
(Donna Drummond, 651/266-6556) **Conference Center**
15 Kellogg Blvd.

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

NEW BUSINESS

#13-144-945 Raymond Condos/Lakes & Plains LLC – Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood. 842-858 Raymond Avenue & 2330 Long, NW corner at Bradford & Raymond. (*Patricia James, 651/266-6639*)

Neighborhood Planning

Committee Highland Village Special District Sign Plan – Approve resolution recommending adoption of Highland Village Special District Sign Plan by the Mayor and City Council.
(*Kate Reilly, 651/266-6618*)

Informational Presentation.... Central Corridor Design Center Update – Informational presentation by Tim Griffin, Director of Urban Design, Saint Paul Riverfront Corporation.

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

Minutes February 8, 2013

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 8, 2013, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Perrus, Reveal, Thao, Wang; and Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Oliver, Ward, and Wickiser.

Commissioners Absent: Mmes. *Merrigan, *Noecker, *Porter, *Shively, *Wencl, and Messrs. *Ochs, *Schertler, and *Spaulding.

Absent: *Excused

Also Present: Donna Drummond, Planning Director; Patricia James, Josh Williams, Scott Tempel, Bill Dermody, Hilary Holmes, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in of New Commissioners

New Planning Commission member Kyle Makarios was sworn in by Shari Moore, City Clerk.

II. Approval of minutes January 25, 2013.

MOTION: *Commissioner Perrus moved approval of the minutes of January 25, 2013. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

III. Chair's Announcements

Commissioner Reveal, the Commission's First Vice Chair, chaired the meeting and she had no announcements.

IV. Planning Director's Announcements

Donna Drummond reported that on Wednesday the City Council had approved the appointment of Kyle Markarios to serve on the Planning Commission and the reappointments of Commissioners Pat Connolly, Gene Gelgelu and Paula Merrigan for another term. City Council also approved the District del Sol Small Area Plan and West Side Community Plan as amendments to the Saint Paul Comprehensive Plan.

V. 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, February 12, 2013.

- 1000 University Avenue Building, addition to existing building and improvements to parking lot at 1000 University Avenue.
- Roosevelt Homes, new 6-plex at 1580 Ames Avenue.

NEW BUSINESS

#13-142-919 Keith Jacobson & Patricia Jacobson – Rezoning from B2 Community Business to BC Community Business (Converted). 1836 – 1838 Grand Avenue between Fairview and Howell. (Scott Tempel, 651/2666-6621)

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

#13-143-806 Dairy Queen (Craig Thaemert/Maureen Herring) – Rezoning from B2 Community Business to T2 Traditional Neighborhood. 1537 White Bear Avenue North between Hoyt and Montana. (Bill Dermody, 651/266-6617)

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

#13-143-820 Allen Plaisted (Dairy Queen) – Conditional use permit for fast food restaurant with drive-through service, with modification of entrance/exit distance from residentially zoned property, and access from street Primarily serving residential property, and T2 design standards for amount of windows. 1537 White Bear Avenue North between Hoyt and Montana. (Bill Dermody, 651/266-6617)

Commissioner Nelson drew Commissioners’ attention to an updated site plan at their places, showing the recommendations from the District 2 Community Council added to the site plan. He stated that all the changes were acceptable to the applicant.

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#13-143-460 Saint Paul Department of Parks & Recreation – Conditional use permit for placement of fill and grading in the flood plain and variance for wetland impact in the River Corridor (Lilydale Regional Park improvements). 720 Water Street West area between Smith Avenue bridge and Union Pacific Railroad bridge. (Josh Williams, 651/266-6659)

Commissioner Edgerton abstained from voting due to a conflict of interest.

MOTION: Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to additional conditions. The motion carried on a 13-0 vote with 1 abstention (Edgerton) on a voice vote.

Commissioner Nelson announced the item on the agenda for the next Zoning Committee meeting on Thursday, February 14, 2013.

VI. Central Corridor 2012 Development Update – Informational presentation by Donna Drummond, PED. (*Donna Drummond, 651/266-6556*)

Donna Drummond, Planning Director gave an update on current development activities along the Central Corridor in 2012. The projects she discussed included: Lofts at Farmers Market, Rayette Lofts, Union Depot, Lowertown Ballpark, Pioneer & Endicott, Penfield, Old Home Plaza, Central Exchange, Brownstone, Hamline Station, Midway Commons, Midway Pointe, Habitat for Humanity, Prior Crossing, Meridian Industrial Center, Chittenden & Eastman, and City Limits.

Ms Drummond said that the market strength is moving west to east and is a little stronger to the west. There is a lot of current activity with nonprofit housing developers on the eastern part of the corridor. There continues to be a lot of interest in making sure there is affordable housing along the transit corridor. In general, there are not enough affordable housing financing resources for all the projects that are currently on the books to move forward with this year. The Central Corridor planning work identifies new green spaces and streets, but there are not sufficient financial resources for those investments. Also, the cost of building structured parking is still a barrier to getting TOD densities. Land values have to increase to the point where it is cost effective to build structured parking rather than surface parking. Finally, developer site inquiries are picking up.

Commissioner Nelson said that the sidewalks along University Ave. are narrow. He recalled that the zoning requirements require a wider sidewalk when new development goes in. Is that occurring in all these developments?

Ms.Drummond said that in the Central Corridor Zoning Study one of the requirements adopted by City Council requires new development to be set back 4 feet from the property line along University. Although the City cannot require that property owners dedicate that as an easement for public sidewalk, we are hoping that is the case and in most situations that is working out. Property owners could put in landscaping in that 4 foot area if they didn't want to dedicate an easement.

Commissioner Nelson commented on structured parking being of impediment. He noted that everything being built in Minneapolis has structured parking and nobody is doing anything surface. He wondered whether that has more to do with the number of projects being built by affordable housing developers.

Ms. Drummond replied yes, that is part of it but even for the 2700 University project they're still struggling with a financing gap, which is why they needed a Met. Council Livable Communities grant to help fill that gap. It will be interesting to see how quickly that balance shifts, so that we can see totally private market development happening without the need for public assistance to finance those gaps.

Commissioner Lindeke asked whether the planned new streets would be public or private. He also asked about minimum parking requirements along the corridor, noting that Minneapolis is relooking at parking requirement in Dinkytown, where parking demand is less.

Ms. Drummond answered the last question first saying that the city eliminated minimum parking requirements totally within ¼ mile of the LRT alignment. Plus, there have never been any minimum parking requirements downtown. It's up to the developer to decide how much parking is needed. Regarding new streets, the plan is that these would be largely public.

Commissioner Ward asked what the total dollar value of all the new investment was.

Ms. Drummond did not have the figures with her but said she would email that information to commissioners.

Commissioner Ward said that a lot of the projects are for nonprofit developers. And he disagrees with the comment that gap is needed because if the gap isn't available they will find the money in order to get the project done. The only difference is a lot of those projects may not be driven by being an affordable project. With all of this real estate along University if it continues to go along at the same pace of development they'll get a lot of private investment coming in. There will be parking structures because there's nowhere for people to park. If they want to be on the avenue and there aren't TOD grants available the private firms will find the money to do the development. He thinks there should be an even balance of profit and not for profit development. He is in favor of different incentives like the relaxation of minimum parking requirement and allowing higher building heights and more density to help get projects done.

Ms. Drummond agrees that the market will get stronger once LRT starts running. It will be interesting to see how quickly the market responds.

Commissioner Perrus asked for some perspective on existing businesses along the corridor and how this has impacted them and the cultural diversity that is there. Will these new developments change that, especially on the eastern part of the corridor?

Ms. Drummond talked about the Central Corridor forgivable loan program for small businesses that provided up to \$20,000 for businesses for losses due to construction. This has helped quite a bit.

Commissioner Perrus asked about plans to work with developers to incorporate these small businesses into new developments to keep them. She is concerned about keeping these small businesses and wonder if they will be able to continue in the many one-story buildings along the corridor.

Ms. Drummond said one fact will mute the impact of this a little. There are a lot of little properties along the corridor and site assembly is complicated and difficult. Realistically, we are not going to see wholesale redevelopment of big blocks of the corridor. In some key places we'll see some sites put together for a larger development but not corridor-wide.

Commissioner Thao added that there are a lot of efforts by many small business owners to redevelop. The board that she chairs, the Asian Economic Development Association, has been working with a number of small businesses around the Western and University area that are looking to expand. For example, the Mai Village parking lot is being looked at for potential new housing. Another issue she hears about from small business owners is the property taxes.

Commissioner Lindeke asked what percentage of small business owners actually own their property.

Commissioner Thao did not have hard numbers but she thought for Asian businesses more than half probably own their own buildings. They have not gathered the general demographics for that but many of the ones around Western and University are owner occupied.

VII. Comprehensive Planning Committee

No announcements.

VIII. Neighborhood Planning Committee

Commissioner Oliver announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, February 14, 2013.

IX. Transportation Committee

Commissioner Wang reported that at their last meeting they provided comments on an early draft of the Complete Streets Manual. Commissioner Wang also announced the items on the agenda for the next Transportation Committee meeting on Monday, February 11, 2013.

X. Communications Committee

2012 Planning Commission Annual Report

Commissioner Thao announced that the 2012 annual report has been completed and copies were distributed to the commissioners. The report is four pages and summarizes the major projects the Commission worked on over the year. It also includes graphics such as a map of neighborhood specific planning projects and a chart of the number of zoning cases reviewed throughout 2012. Commissioner Thao thanked her fellow committee members and staff for their work on the plan.

XI. Task Force/Liaison Reports

Commissioner Reveal announced that the West Side Flats Task Force will have their first meeting on February 21, 2013.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 9:30 a.m.

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

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, February 14, 2013 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JANUARY 31, 2013, ZONING COMMITTEE MINUTES

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

NEW BUSINESS

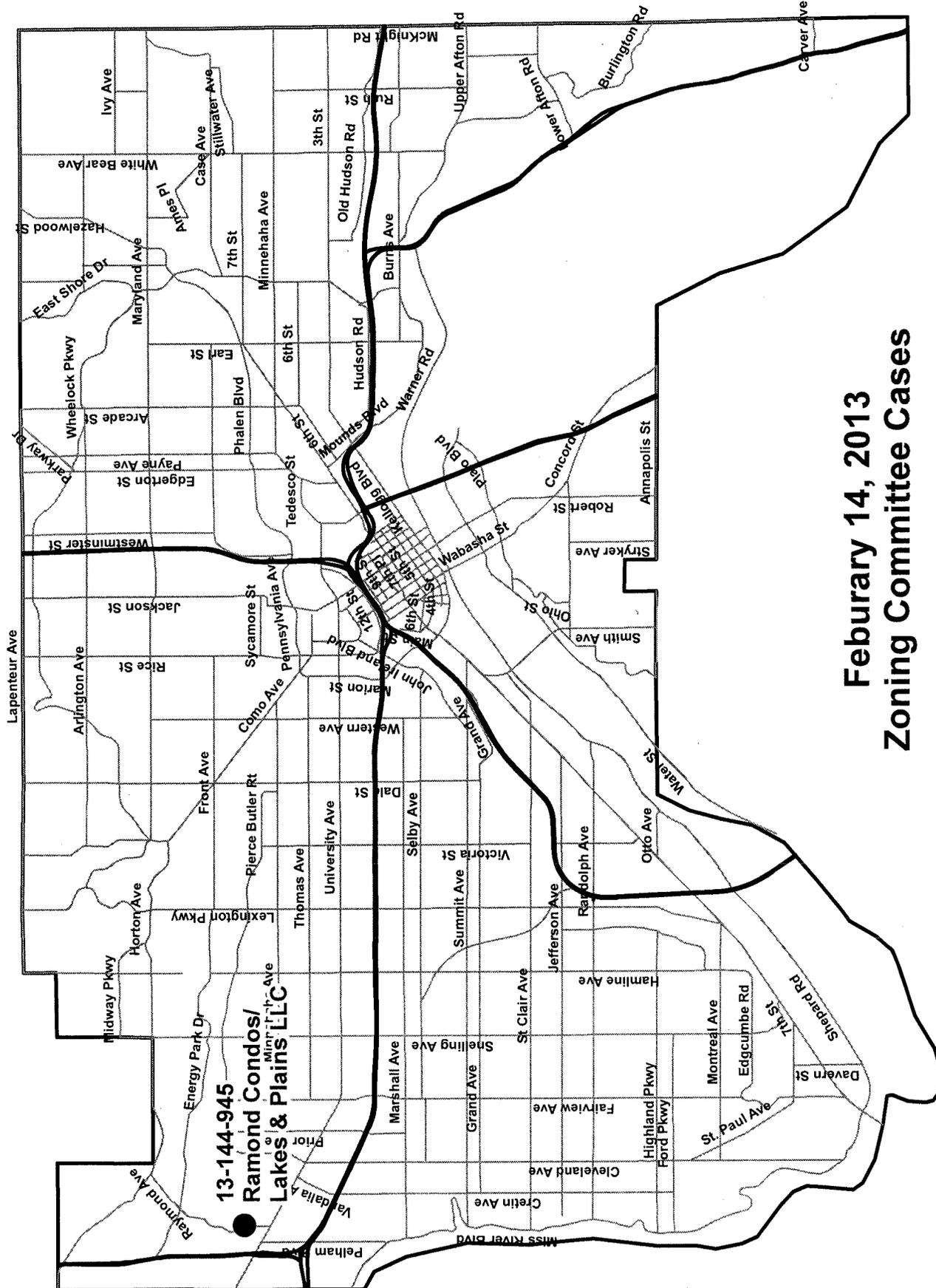
- 1 13-144-945 Raymond Condos / Lakes & Plains LLC**
Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular
Parking to T2 Traditional Neighborhood
842 - 858 Raymond Ave, and 2330 Long, NW corner at Bradford & Raymond
RM2
Patricia James 651-266-6639

ADJOURNMENT

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



February 14, 2013 Zoning Committee Cases

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Raymond Condominiums / Lakes & Plains LLC **FILE #:** 13-144-945
 2. **APPLICANT:** see attached **HEARING DATE:** February 14, 2013
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 854-856 Raymond Ave, 842 Raymond (841 Bradford) and 2330 Long Ave.
 5. **PIN & LEGAL DESCRIPTION:** PINs 292923420109 through 292923420115; CIC No 596
856 Raymond Condominium Units A through G; PIN 292923420047, St Anthony Park
Minnesota The SEly 20 Ft Of Lot 8 And All Of Lot 9 Blk 81; PIN 292923420106, St Anthony
Park Minnesota Subj To Street And Alley; Lots 10 & Lot 11 Blk 81
 6. **PLANNING DISTRICT:** 12 **EXISTING ZONING:** RM2, VP
 7. **ZONING CODE REFERENCE:** § 66.313, §61.801(b)
 8. **STAFF REPORT DATE:** February 6, 2013 **BY:** Patricia James
 9. **DATE RECEIVED:** January 17, 2013 **60-DAY DEADLINE FOR ACTION:** March 18, 2013
-

- A. **PURPOSE:** Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood
- B. **PARCEL SIZE:** 3 irregular parcels totalling 44,172 sq. ft., with 165 ft. of frontage on Raymond, 282 ft. of frontage on Bradford, and 176 ft. of frontage on Long
- C. **EXISTING LAND USE:** Commercial (professional offices, beauty salon) and off-street parking lot
- D. **SURROUNDING LAND USE:**
 - North and East: Medium density residential (RM2)
 - South: high density residential (RM3) and commercial (B2)
 - West: low density residential (R4)
- E. **ZONING CODE CITATION:** § 66.313 provides the intent of the T2 district; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** Prior to being rezoned RM2 in 1975 as part of a citywide zoning code replacement, the two commercial buildings were zoned Commercial, and the parking lot was zoned C1 Residential (a multi-family district with specific lot dimension standards). The property at 842 Raymond, constructed in 1949, was the Carpenter's District Council office, and the parking lot on Long was created in 1979 (ZF 8499). In 2002 the union moved out and sold the building to the current owner, Lakes and Plains, LLC. Since its construction in 1953, the building at 856 Raymond has been used for a variety of commercial uses. In 2003, the building was used by a film and video production business. Activities carried on by this business included retail, wholesale, office, showroom, light manufacturing, training, repair and service, and warehousing. On September 18, 2003, the Office of License, Inspections, and Environmental Protection (now Department of Safety and Inspections) notified the building's purchaser that these were the legal nonconforming uses permitted in this building. In 2005, the building was converted to commercial condominiums, and the Planning Commission approved a change of nonconforming use for a beauty salon in one of the units and a sign variance for all of the spaces in the building. (ZF# 05-130-499).
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 recommends approval of the rezoning.
- H. **FINDINGS:**
 1. The applicants are seeking to change the zoning of their properties from RM2 to T2 in order to make the zoning consistent with the current and former uses in the buildings. Rezoning the parking lot from VP to T2 will put it in the same zoning category as the building it serves.

2. The proposed zoning is consistent with the way this area has developed. The immediate area (within 500 feet of these properties) includes a mix of commercial, industrial, and residential uses of varying intensities. The intent of the T2 district, as provided in Sec. 66.313, is to encourage *a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods*. Changing the zoning to T2 will encourage continuing the existing variety of uses in these buildings and also provides for potential redevelopment of the parking lot for uses consistent with the neighborhood and adjacent property.
 3. The proposed zoning is consistent with the Comprehensive Plan. The properties proposed for rezoning are at the boundary of the Raymond-University mixed use corridor and the Raymond Avenue residential corridor as shown on the generalized 2030 land use plan map for the area (LU-L). Mixed Use Corridors include "areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space." Residential Corridors are street corridor segments running through Established Neighborhoods "predominately characterized by medium density residential uses." The Land Use section of the District 12 Plan (2008) states: "[r]edirect land use with appropriate regulatory controls to encourage an integrated mix of industrial, commercial, housing and public amenities, and a larger tax base" and "incorporate appropriate land use changes in the South St. Anthony area that reflect the future introduction of Light Rail Transit to the University Ave corridor and its evolution to a more connected residential and commercial area, while respecting the area's industrial base." A proposed addendum to the District 12 Plan includes this area in a "Creative Enterprise Zone" that seeks to "stabilize and advance conditions in which creative enterprises – light industry, artisans and artists -- can thrive in this area." The proposed rezoning is consistent with all of these policies.
 4. The proposed T2 Traditional Neighborhood zoning is compatible with the mixed use nature of the area, which includes abutting B2 commercial development and mixed density residential developments in the RM2, RM3, and R4 zoning districts.
 5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed T2 zoning will permit uses compatible with the existing mix of uses and zoning districts in the immediate area as well as the northern portion of the Raymond/University LRT station area, zoned T3 Traditional Neighborhood, located one block south of these properties. It therefore does not constitute spot zoning.
 6. The petition for rezoning was found to be sufficient on January 17, 2013: 26 parcels eligible; 18 parcels required; 18 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 842 Raymond/841 Bradford and 854-856 Raymond Avenue from RM2 Medium-Density Multiple-Family Residential to T2 Traditional Neighborhood and the rezoning of 2330 Long Avenue from VP Vehicular Parking to T2 Traditional Neighborhood.

Consent of Adjoining Property Owners For A Rezoning - Exhibit A

Petitioners and Property Locations:

<u>Petitioner</u>	<u>Property Locations</u>
1. Patricia A. George	856 Raymond Ave., St. Paul, MN 55114
2. Cdm Enterprises, LLC	856 Raymond Ave., Unit B, St. Paul, MN 55114
3. Stephen P. Mastey	856 Raymond Ave., Unit C, St. Paul, MN 55114
4. Soth Studios, LLC	856 Raymond Ave., Unit D, St. Paul, MN 55114
	856 Raymond Ave., Unit E, St. Paul, MN 55114
5. Dawn M. Dekeyser and Geoffrey C. Warner	856 Raymond Ave., Unit F, St. Paul, MN 55114
	856 Raymond Ave., Unit G, St. Paul, MN 55114
6. Lakes and Plains, LLC	841 Bradford St., St. Paul, MN 55114
Lakes and Plains, LLC	2330 Long Ave., St. Paul, MN 55114



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only

File #: _____

Fee: _____

Tentative Hearing Date: _____

PD
#

29292342 0047

APPLICANT

Property Owner Lakes and Plains LLC
 Address 842 Raymond Avenue Ste 201
 City St. Paul St. MN Zip 55114 Daytime Phone 651-647-6250
 Name of Owner (if different) _____
 Contact Person (if different) Ferdinand F. Peters Phone _____

PROPERTY LOCATION

Address/Location 841 Bradford Street, Saint Paul, 55114
 Legal Description 29-29-23 St. Anthony Park, Minnesota, The Sely 20 FT OF Lot 8
And All of Lot 9 B1K 81
See Attached Current Zoning RM2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Lakes and Plains, LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
 district, for the purpose of: ^{T2}

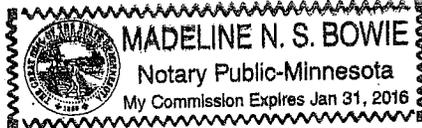
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012



By: F. Peters, CMO
 Fee owner of property

Title: CMO

Madeline N.S. Bowie
 Notary Public



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Lakes and Plains, LLC
 Address 842 Raymond Avenue, Str. 201
 City St Paul St. MN Zip 55114 Daytime Phone 651-647-6250
 Name of Owner (if different) _____
 Contact Person (if different) Ferdinand F. Peters Phone 651-647-6250

PROPERTY LOCATION

Address/Location 2330 Long Avenue, St. Paul, MN 55114
 Legal Description 29-29-33 St. Anthony Park, Minnesota Subj
to Street and Alley = Lots 10 + Current Zoning VP
 (attach additional sheet if necessary) Lot 11 B1K 81

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Lakes and Plains, LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a VP zoning district to a zoning
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of this property, and the properties at 856 Raymond and 841 Bradford, to their actual use since they were built. This properties, and the other properties referenced above, are currently embedded in a RM2 zone and based on the historic nature (attach additional sheets if necessary) of these building, the use of the properties and logical future use, coincide with T2 zoning

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

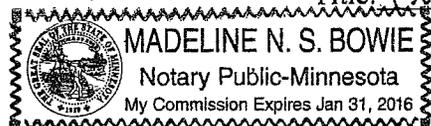
this 10th day

of January, 2013

Madeline N.S. Bowie
 Notary Public

By: Ferdinand F. Peters
 Fee owner of property

Title: CEO



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Lake's and Plains, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

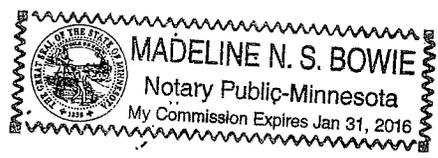
Frederick Peters, cmo
NAME

841 Bradford St. and 2330 Lang Ave. 55114
ADDRESS

651-647-6250
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013

Madeline N.S. Bowie
NOTARY PUBLIC





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only

File #: _____

Fee: _____

Tentative Hearing Date:

2-14-13

PD-12

APPLICANT

Property Owner Patricia A. George
 Address 856 Raymond Avenue
 City St. Paul St. MN Zip 55114 Daytime Phone 651-238-3304
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue A, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo A
 Current Zoning RM2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Patricia A. George, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

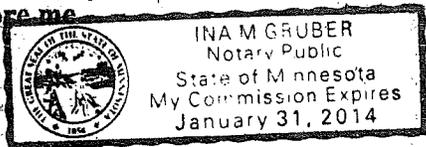
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this Dec. 13th day

of _____, 2012



By: Patricia A. George
 Fee owner of property

Title: Owner of Salongorge

Notary Public

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Patricia A. George, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Patricia A. George, Owner
NAME

856 Raymond Ave, Ste A 55114
ADDRESS

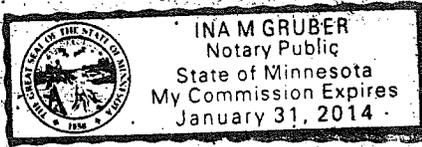
651-238-3304
TELEPHONE NUMBER

Subscribed and sworn to before me this
21st day of January, 2013

[Signature]

NOTARY PUBLIC

10-01





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Cdm Enterprises LLC
 Address 856 Raymond Avenue Unit B
 City St. Paul St. MN Zip 55114 Daytime Phone 651-293-0102
 Name of Owner (if different) BRUCE JACOBSEN CMO
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue B, Saint Paul, 55114
 Legal Description 29-29-23 C1c No 596 856 Raymond Condo Unit B
 Current Zoning RM 2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Cdm Enterprises LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012

Madelin N.S. Bowie
 Notary Public



MADELIN N. S. BOWIE
 Notary Public-Minnesota
 My Commission Expires Jan 31, 2016

By: Bruce Jacobsen
 Fee owner of property
 Title: CMO Cdm Enterprises LLC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Com Enterprises LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Bruce Jackson CMS
NAME

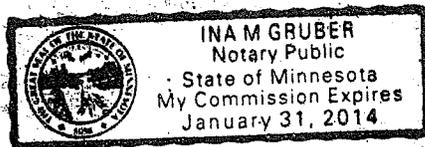
856 Raymond Ave., St. B 55114
ADDRESS

651-293-0102
TELEPHONE NUMBER

Subscribed and sworn to before me this
4th day of July, 2013.

[Signature]

NOTARY PUBLIC





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Stephen P. Mastey
 Address 856 Raymond Avenue Unit C
 City St. Paul St. MN Zip 55114 Daytime Phone 651-646-1020
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue C, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo Unit C
 Current Zoning RM2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
~~Stephen P. Mastey~~ Stephen P. Mastey, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning ^{T2}
 district, for the purpose of:

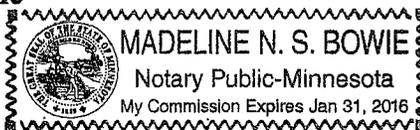
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012



By: [Signature]
 Fee owner of property
 Title: Property Owner

Madeline N.S. Bowie
 Notary Public

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, STEPHEN MASTER, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

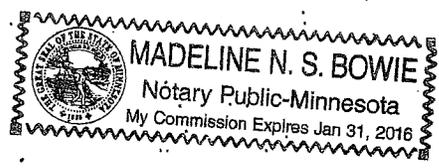
[Signature]
NAME

256 RAYMOND AVE SUITE C
ADDRESS ST. PAUL, MN 55114

651.646.1020
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013

[Signature]
NOTARY PUBLIC





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Soth Studios LLC
 Address 856 Raymond Avenue #d
 City St. Paul St. MN Zip 55114 Daytime Phone 651-646-1678
 Name of Owner (if different) ALEC SOTH
 Contact Person (if different) _____ Phone 651-646-1678

PROPERTY LOCATION

Address/Location 856 Raymond Avenue D, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo Unit D
see attached Current Zoning RM2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Soth Studios LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

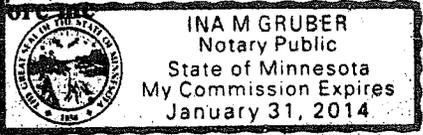
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 15th day
 of December 2012



[Signature]
 Notary Public

By: [Signature]
 Fee owner of property
 Title: PRESIDENT

Property Location:

Address/Location: 856 Raymond Avenue E, Saint Paul, 55114

Legal Description: 29-29-23 Cic No 596 856 Raymond Condo Unit E

Current Zoning: RM2

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Seth Studios, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

[Handwritten Signature]
PRESIDENT

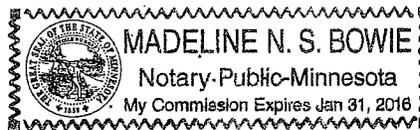
NAME

856 Raymond Ave., Ste. D and Ste. E 55114
ADDRESS

651-646-1678
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013.

Madeline N. S. Bowie
NOTARY PUBLIC





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Dawn M. DeKaiser, Geoffrey C. Warner
 Address 1851 Goodrich Avenue
 City St. Paul St. MN Zip 55105 Daytime Phone 651-647-6650
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue E, St. Paul, 55114
 Legal Description 29-29-23 Ctr No 596 856 Raymond Condo Unit F
see attached Current Zoning RM2
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Dawn M. DeKaiser & Geoffrey C. Warner, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ RM2 zoning district to a zoning
 district, for the purpose of:

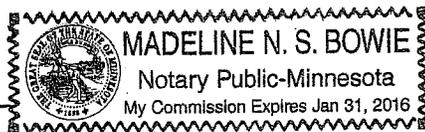
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012



By: Geoffrey C. Warner
 Fee owner of property
 Title: property owner

See attached Exhibit A for additional property owner

Madeline N.S. Bowie
 Notary Public

Property Location:

Address/Location: 856 Raymond Avenue G, Saint Paul, 55114

Legal Description: 29-29-23 Cic No 596 856 Raymond Condo Unit G

Current Zoning: RM2

Petition to Amend the Zoning Code
Exhibit A - Additional Signature of Property Owner

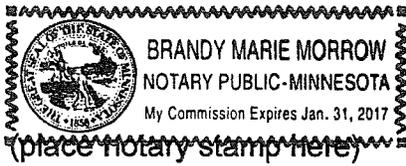
Subscribed and sworn to before me

this 14 day of December, 2012

Brandy Morrow
Notary Public

By: Dawn M. Dekeyser
Dawn M. Dekeyser

Title: Property Owner



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Dawn M. DeKaiser, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Dawn M. DeKaiser

NAME

856 Raymond, studios G & F

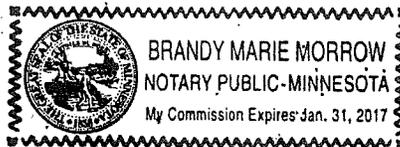
ADDRESS

651-695-1756

TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013.

Brandy Morrow
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Gregory C. Warner, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Gregory C. Warner, owner
NAME

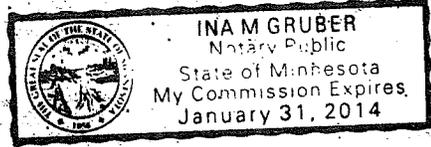
856 Raymond Ave., Ste. F. and Ste. G 55114
ADDRESS

651-647-6650
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013

[Signature]

NOTARY PUBLIC



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of See Exhibit A
(name of petitioner)
to rezone the property located at See Exhibit A
from a RM2 zoning district to a T2 zoning district and
2. A copy of sections 66-232 through 66-344, inclusive of the Saint Paul Zoning Code.

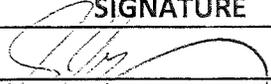
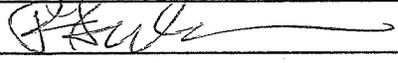
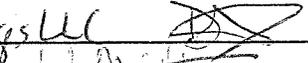
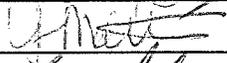
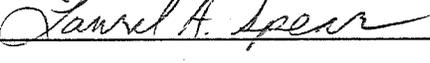
We acknowledge that we are aware of all of the uses permitted in a T2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

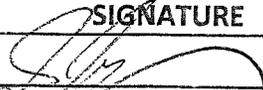
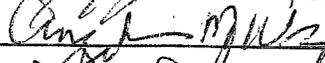
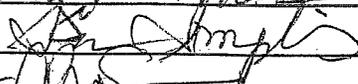
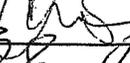
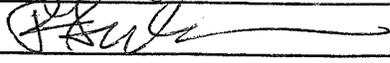
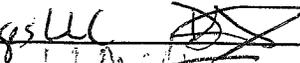
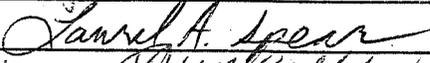
See Exhibit A to a T2 zoning district.
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
841 Bradford St., St. Paul	Lakes + Plains, LLC	[Signature]	12/13/12
2330 Lehigh Ave., St. Paul	Lakes + Plains, LLC	[Signature]	12/13/12
856 RAYMOND AVE, SUITE L	STEPHEN MASTBY	[Signature]	12/13/12
856 Raymond Ave Studios F10	Geoffrey Warner	[Signature]	12/13/12
856 Raymond Ave Studio G	Geoffrey Warner	[Signature]	12/13/12
856 Raymond Ave Studio F	Dawn DeKeyser	[Signature]	12-14-12
856 Raymond Ave Studio G	Dawn DeKeyser	[Signature]	12-14-12
856 Raymond Ave, Studio A	Patricia George	[Signature]	12/13/12
856 RAYMOND AVE, UNIT B	CDM Enterprises	[Signature]	12/13/12
856 RAYMOND AVE STE D	South Studios LLC	[Signature]	12/13/12
856 RAYMOND AVE STE E	South Studios LLC	[Signature]	12/13/12
874 Raymond Ave	Jane Barnstable	[Signature]	12-18-12

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
2356 Long Ave SS117	Jon Lenz		12/18/12
857 Raymond Ave	Angela Wilcox		12/18/12
853 Raymond Ave	Anna Simpkins		12/18/12
853 Raymond Ave	Charles Simpkins		12/18/12
869 Raymond Ave.	RYDER SEELER		12/22/12
872 Raymond Ave	Don W. Hedges/Hedges LLC		12/26/12
847 Raymond Ave	LINDSEY MATTS		12/31/12
2341 ELLIS AVE.	LAUREL SPEAR		12/31/12

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
2356 Long Ave SS117	Jon Lenz		12/18/12
857 Raymond Ave	Angelawilcox		12/18/12
853 Raymond Ave	Anna Simpkins		12/18/12
853 Raymond Ave	Charles Simpkins		12/18/12
869 Raymond Ave.	RYDER SEELER		12/22/12
872 Raymond Ave	Don W. Hodges / All Hodges LLC		12/26/12
847 Raymond Ave	Lindsay Matts		12/27/12
2341 ELLIS AVE.	LAUREL SPEAR		12/31/12
821 RAYMOND AVE	BAKER EAST PARTNERS		1/7/13

CITY OF SAINT PAUL

RECEIVED

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

JAN 17 2013

Pet _____

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Stephen Mastey, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 4 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

[Signature] 1.17.2013

[Signature]
NAME

856 Raymond Ave Ste C
ADDRESS ST. PAUL, MN 55114

651-646-1020
TELEPHONE NUMBER

Subscribed and sworn to before me this
16th day of JANUARY, 2013.

[Signature]
NOTARY PUBLIC

 SAMANTHA A. LANGER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2014

Samantha Langer
1/17/03

 FERDINAND F. PETERS
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Stephen Mastey, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 4 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

[Signature]
NAME

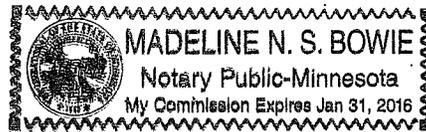
856 RAYMOND AVENUE SUITE C
ADDRESS ST PAUL, MN 55117

651.646.1020
TELEPHONE NUMBER

Subscribed and sworn to before me this

2nd day of January, 2013.

[Signature]
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 1-4-13

DATE PETITION RESUBMITTED: 1-17-13

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 26

PARCELS ELIGIBLE: 26

PARCELS REQUIRED: 18

PARCELS REQUIRED: 18

PARCELS SIGNED: 17

PARCELS SIGNED: 18

CHECKED BY: Paul Dubruzel

DATE: 1-10-13

Paul Dubruzel

Dubruiel, Paul (CI-StPaul)

From: Amy Sparks <amy@sapcc.org>
Sent: Tuesday, January 22, 2013 11:47 AM
To: Dubruiel, Paul (CI-StPaul)
Cc: Stephen Mastey; Ferd Peters
Subject: Rezoning

Paul:

The St. Anthony Park Community Council/District 12 has voted to support the rezoning of 856 Raymond Avenue, 2330 Long Avenue and 841 Bradford Street from RM2 to T2 zoning.

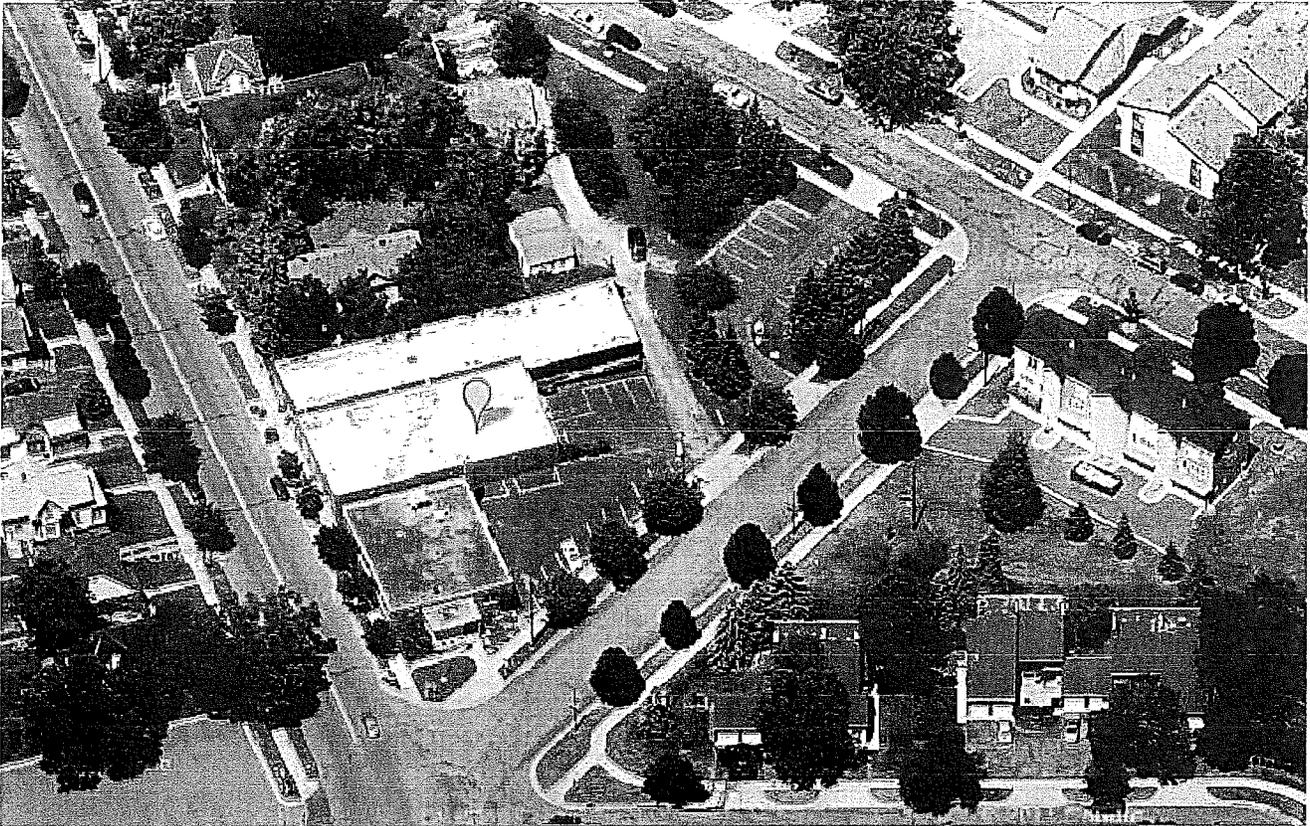
Let me know if you need a letter in addition to this email.

Thank you,

Amy

--
Amy Sparks, Executive Director
St. Anthony Park Community Council, District 12
890 Cromwell Ave., St. Paul, MN 55114
651-649-5992 | amy@sapcc.org | www.sapcc.org

The one thing no species can ever be is self-reliant. Being entangled is the condition of life itself.
- Verlyn Klinkenberg



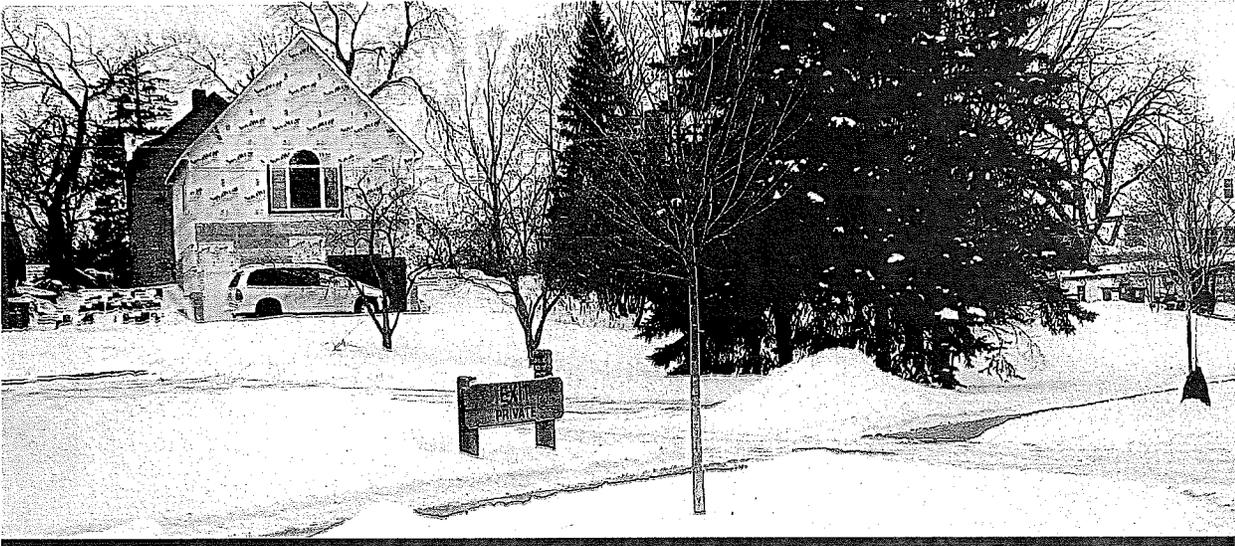
Area proposed for rezoning



Site at 856 Raymond



Site at 842 Raymond/841 Bradford



Parking lot exit onto Long



Across Long from parking lot



Across Bradford from parking lot



Across Bradford (SE corner Bradford/Raymond)



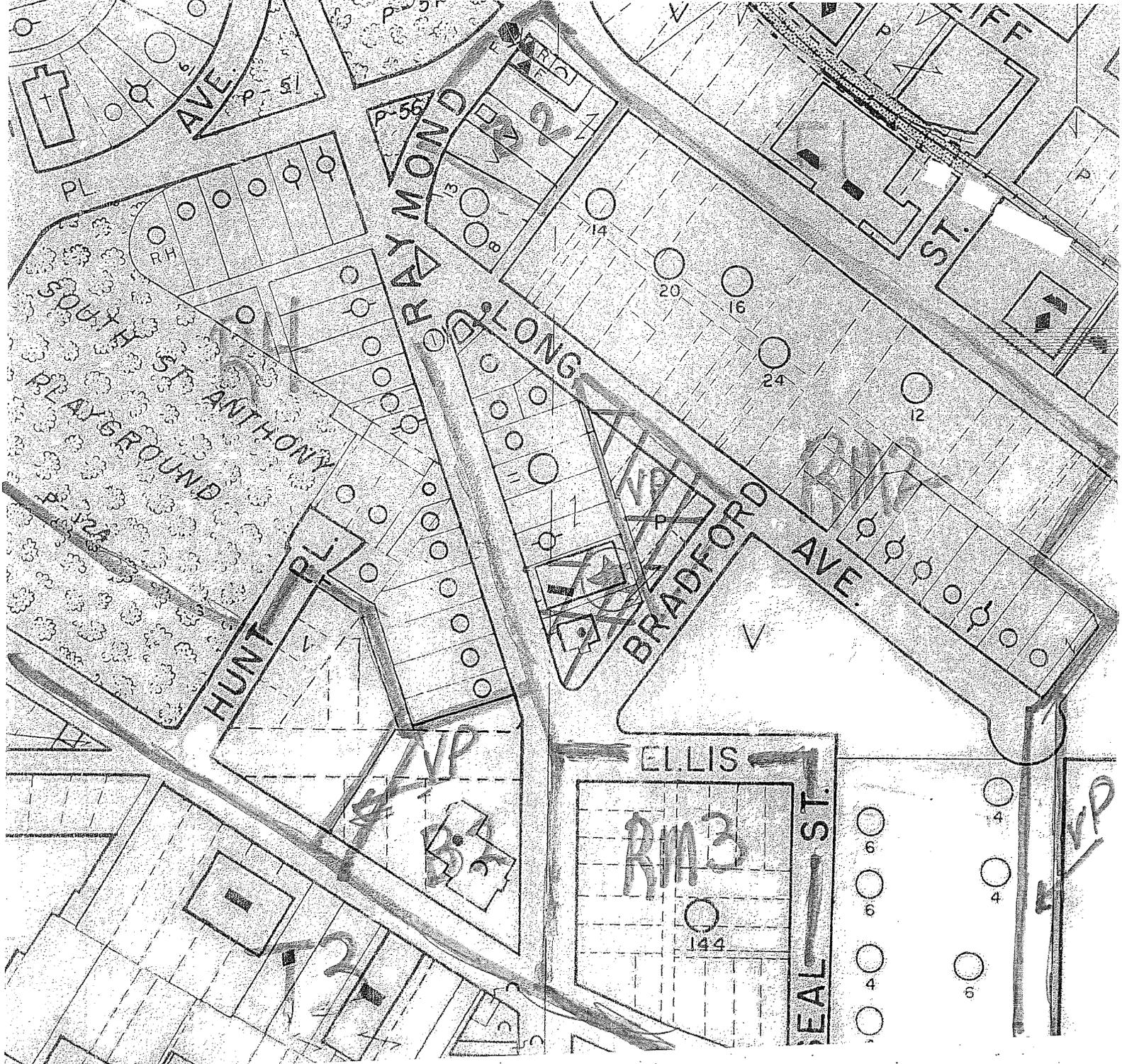
Baker Court, SW of site across Raymond



Across Raymond

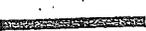


North of 856 Raymond



APPLICANT Raymond Condos / Lake + Plains
 PURPOSE RE2, RM2, VP → TN
 FILE # 13-144945 DATE 1-17-13
 PLNG. DIST 12 Land Use Map # 9
 Zoning Map # 7

LEGEND

-  zoning district boundary
-  subject property
-  one family
-  two family
-  multiple family
-  commercial
-  industrial
-  vacant





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: February 15, 2013
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of February 14, 2013 Zoning Committee Hearing

NEW BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
--	--------------	---

1.	Raymond Condominiums / Lakes & Plains LLC (13-144-945) Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood	Approval	Approval (5 - 0)
----	--	----------	-----------------------

Address: 842 - 858 Raymond Ave, and 2330 Long,
NW corner at Bradford & Raymond

District Comment: District 12 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval recommended

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Raymond Condominiums and Lakes & Plains LLC, File # 13-144-945, have applied for a Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 854-856 Raymond Ave, 842 Raymond (841 Bradford) and 2330 Long Ave., PINs 292923420109 through 292923420115, PIN 292923420047; and PIN 292923420106, legally described as CIC No 596 856 Raymond Condominium Units A through G; St Anthony Park Minnesota, the SEly 20 Ft Of Lot 8 And All Of Lot 9 Blk 81; and St Anthony Park Minnesota, Subj To Street And Alley; Lots 10 & Lot 11 Blk 81and

WHEREAS, the Zoning Committee of the Planning Commission, on February 14, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicants are seeking to change the zoning of their properties from RM2 to T2 in order to make the zoning consistent with the current and former uses in the buildings. Rezoning the parking lot from VP to T2 will put it in the same zoning category as the building it serves.
2. The proposed zoning is consistent with the way this area has developed. The immediate area (within 500 feet of these properties) includes a mix of commercial, industrial, and residential uses of varying intensities. The intent of the T2 district, as provided in Sec. 66.313, is to encourage a *variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods*. Changing the zoning to T2 will encourage continuing the existing variety of uses in these buildings and also provides for potential redevelopment of the parking lot for uses consistent with the neighborhood and adjacent property.
3. The proposed zoning is consistent with the Comprehensive Plan. The properties proposed for rezoning are at the boundary of the Raymond-University mixed use corridor and the Raymond Avenue residential corridor as shown on the generalized 2030 land use plan map for the area (LU-L). Mixed Use Corridors include "areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space." Residential Corridors are street corridor segments running through Established Neighborhoods "predominately characterized by medium density residential uses." The Land Use section of the District 12 Plan (2008) states: "[r]edirect land use with appropriate regulatory controls to encourage an integrated mix of industrial, commercial, housing and public amenities, and a larger tax base" and "incorporate appropriate land use changes in the South St. Anthony area that reflect the future introduction of Light Rail Transit to the University Ave corridor and its evolution to a more

moved by _____
seconded by _____
in favor _____
against _____

connected residential and commercial area, while respecting the area's industrial base." A proposed addendum to the District 12 Plan includes this area in a "Creative Enterprise Zone" that seeks to "stabilize and advance conditions in which creative enterprises – light industry, artisans and artists -- can thrive in this area." The proposed rezoning is consistent with all of these policies.

4. The proposed T2 Traditional Neighborhood zoning is compatible with the mixed use nature of the area, which includes abutting B2 commercial development and mixed density residential developments in the RM2, RM3, and R4 zoning districts.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed T2 zoning will permit uses compatible with the existing mix of uses and zoning districts in the immediate area as well as the northern portion of the Raymond/University LRT station area, zoned T3 Traditional Neighborhood, located one block south of these properties. It therefore does not constitute spot zoning.
6. The petition for rezoning was found to be sufficient on January 17, 2013: 26 parcels eligible; 18 parcels required; 18 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Raymond Condominiums and Lakes & Plains LLC for a rezoning of 842 Raymond/841 Bradford and 854-856 Raymond Avenue from RM2 Medium-Density Multiple-Family Residential to T2 Traditional Neighborhood and the rezoning of 2330 Long Avenue from VP Vehicular Parking to T2 Traditional Neighborhood be approved.



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: February 13, 2013
TO: Planning Commission
FROM: Neighborhood Planning Committee
RE: Public Hearing Response to Amendments to the Highland Village Special District Sign Plan

Background

On July 14, 2011 the Planning Commission initiated a study, undertaken by a task force, of the Highland Village Special District Sign Plan. The task force was made up of members of the Highland Business Association and the Highland District Council. The group met between July 2011 and May 2012 and made recommendations to amend the plan and plan area (see Attachment A). The recommendations are modeled on those made for the 2009 update of the Grand Avenue Special District Sign Plan. They clarify language and amend the area to which the sign plan applies.

The Highland Village Special District Sign Plan was originally drafted by the Highland Village Planning Committee and adopted by the City Council in 1986. It applies to the area shown on Attachment B. In February, 2011 the Highland District Council requested review of the Highland Village Special District Sign Plan. At the same time, the Highland Business Association recommended that signs with dynamic display be prohibited within the sign district, and the Highland District Council supported this recommendation.

The draft amendments and their rationale are detailed in the attached document. Primarily the changes result in a sign plan that follows more closely the style of the existing zoning code by clearing up unnecessary and ambiguous language. In addition, the draft plan expands the area of the sign district to the Ford site and up to Snelling Avenue. One of the principal changes to the document is the addition of a prohibition on dynamic display signs.

A public hearing was held on December 14, 2012.

Public Hearing

Two sets of comments were received during the public comment period. One, a written response, was received from Zoning Administrator Wendy Lane in the Department of Safety and Inspections (DSI). She raised three issues.

1. *Procedures.* Ms. Lane wanted the Highland District Council and Highland Business Association to know that they can be notified by email when a sign permit is submitted, automatically, but that the plans will not be available electronically until after the permit has been issued.

2. *Business Signs.*

- a. Ms. Lane recommended against including portable, temporary and interior window signs in the maximum square footage of business signs allowed because they are used periodically and are not issued with a permit. Allowing them to be included in the total amount of business signs allowed would severely limit the business' ability to put up temporary or portable and interior window signs.
 - b. Ms. Lane also recommended against reducing the maximum square footage from 2 times the lot frontage to 1 times the lot frontage for fear that it would create too many non-conforming signs. She recommended using the Traditional Neighborhood standard instead.
 - c. Ms. Lane noted that permanent and temporary window signs are not defined in the code, rather that interior window signs are. According to Section 64.125.W, window sign, interior is defined as: "A sign placed on or behind and within four (4) feet of a window or within the window display area that is oriented toward the street and plainly visible from an adjoining street, sidewalk or other public right-of-way, but excluding skyways." There is no definition for an exterior window sign. Staff has regulated signs on the outside of windows the same as any other business sign: a permit is required and they are included in the total square feet of signage allowed on the property. Sign permits are not required for interior signs.
3. *Signs with Dynamic Display.* Ms Lane wished to make sure that the impact of prohibiting any sign with dynamic display is clear. It would mean that electronically changeable gas station signs would not be permitted. New or moved gas station signs could not have dynamic display pricing, which is now the industry norm. Interior signs with dynamic display are regulated the same as exterior dynamic display signs, so this change would prohibit them as well. The most commonly affected type of interior dynamic display sign would be the lottery signs with electronically changeable jackpot amounts. Now that dynamic display signs are allowed for institutional uses in residential zoning districts, the greatest increase in the use of these signs in the past couple of years has been for churches and schools.

The second, an in-person testimonial, was from task force member Tia Anderson. She said that both organizations support the plan as presented but that in light of some of the comments by DSI staff she felt the task force should have additional conversations with staff about the concerns. The Grand Avenue Sign Plan and Highland Village Sign Plan both opted to ban dynamic display signs outright, with out understanding the implications to gas stations in particular. But that is something Ms Anderson said the task force hopes to revisit with staff.

Public Hearing Response

Zoning staff sat down with the task force to discuss the issues raised by Ms. Lane. During that conversation it was agreed that many of the changes Ms. Lane suggested would be adopted.

The task force recommendation to the Neighborhood Planning Committee is attached to this document. Double underlines indicate new language added and double strikeouts indicate "new" language taken out.

Recommendation:

The Neighborhood Planning Committee recommends that the Planning Commission recommend the attached amended version of the Highland Village Special District Sign Plan and accompanying map to the City Council for adoption.

Attachments:

Attachment A – Planning Commission Resolution

Attachment B – Proposed official zoning map of the Highland Village Special Sign District

Attachment C – Original 1985 (current) Highland Village Sign District map

Attachment D – Recommended Sign Plan amendments with explanatory notes

Attachment E – “Clean” copy of Highland Village Special District Sign Plan as proposed

city of saint paul
planning commission resolution
file number _____
date _____ February 22, 2013 _____

Amendments to the Highland Village Special Sign District

WHEREAS, the Highland Village Special District Sign Plan, was originally adopted in 1985, at the request of the Highland Business Association and the Highland District Council, under the provisions of § 64.601 of the Zoning Code for special district sign plans; and

WHEREAS, the Highland District Council and Highland Business Association, in 2012, proposed amendments to the Highland Village Special Sign District; and

WHEREAS, § 64.601 of the Zoning Code requires that changes to special district sign plans must be approved by City Council resolution, after review and recommendation by the Planning Commission, and after public hearings before both the Planning Commission and the City Council; and

WHEREAS, a public hearing on the proposed amendments to the Highland Village Special Sign District was conducted by the Planning Commission on December 14, 2012, notice of the hearing having been published in compliance with Minnesota Statutes §462.357 Subd. 3; and

NOW, THEREFORE, BE IT RESOLVED, under the provisions of § 64.601 of the Zoning Code for special sign districts, that the Planning Commission recommends to the City Council the following amendments to the Highland Village Special Sign District:

Highland Village Special District Sign Plan

Amended by the Saint Paul City Council March ____, 2013.

Originally Adopted by the Saint Paul City Council December 1985.

Section 1

Intent and Purpose

The Highland Village Special District Sign Plan, as provided in ~~Section 66.216~~ Sections 64.601 and 64.750 of the Zoning Code, is intended to provide sign controls for Highland Village which will make it an attractive place and build upon its unique character and identity. The sign plan is intended to reduce sign clutter and to provide strong, clear identification of businesses. The sign plan provides a framework for signs so that the Village will have a consistent sign system, signs will fit in with the architecture of buildings, businesses are clearly and concisely identified, the

moved by _____
seconded by _____
in favor _____
against _____

~~image of the Village is made more memorable, and the pride businesses have for the area is enhanced.~~ for the Highland Village commercial area with the following purpose:

- Strengthen and reinforce the image of the Highland Village commercial district as a unique quality shopping area by encouraging attractive, well-designed signs that complement the overall design of the district, do not clutter or detract from the appearance of the streetscape or the businesses, and do not overpower the design of buildings.
- Focus attention on the businesses at street level, with clear and concise business signs that support the pedestrian focus of the commercial district rather than being geared toward high-speed vehicular traffic.
- Keep window signs from blocking the view into businesses, allowing for passersby to see into the building in order to encourage sales and enhance the safety of employees and shoppers.

Section 2

Area Description

~~The Highland Village Special District Sign Plan shall apply to the area designated on the accompanying map "Highland Village Sign District," and described in section 9 along Ford Parkway between Mississippi River Boulevard and Snelling Avenue, and along Cleveland Avenue between Randolph Avenue and Villard Avenue, designated on the accompanying official zoning map of the "Highland Village Special Sign District."~~

Section 3

~~Interpretation and~~ **Definitions and Interpretation**

~~The provisions of this Special District Sign Plan are supplementary to the provisions those of Chapter 646, Signs, of the Zoning Code, and the most restrictive provision shall apply. The provisions of this Sign Plan which are more restrictive than provisions of Chapter 66 shall prevail and supersede the provisions of Chapter 66. All words and terms shall be defined as in Chapter 646 of the Zoning Code of the City of St. Paul. The word shall is mandatory; the word should is advisory.~~

Administration and Enforcement

The zoning administrator shall enforce the provisions of this Plan as a supplement to Chapter 64, Signs, of the Zoning Code. Whenever a permit for a sign in the Highland Village Special Sign District is required under the provisions of Chapter 64 of the Zoning Code, such permit shall not be issued unless the plans for the sign have been approved by the Zoning Administrator as in conformance with this Plan and Chapter 64, Signs.

The Zoning Administrator may order the removal of any sign that is not constructed or maintained in accordance with the provisions of this Special District Sign Plan under the provisions of Section 64.206(d) of the Zoning Code. Violations of this Special District Sign Plan are subject to the enforcement provisions of Chapter 61, Article IX, 61.900, Enforcement, of the Zoning Code.

Procedures

Applications for sign permits in the Highland Village Special Sign District shall be submitted to the Zoning Administrator for review and approval according to the requirements of Zoning Code § 64.203(a) Application. The Zoning Administrator shall immediately notify the Highland District Council and the Highland Business Association.

Section 4

ADVERTISING SIGNS

~~Advertising signs shall not be permitted within the Highland Village Special Sign District. It is the goal of this sign plan to have the existing advertising signs removed within ten (10) years from the time of adoption of this plan. Ford Parkway, between vacated Prior Avenue and the Mississippi River Boulevard, has been the only designated city parkway exempted from a sign ordinance regulation which prohibits advertising signs within 150 feet of parkways. In 1985, 388 trees were planted and landscaped medians, new road surfaces, decorative pedestrian lights, and planters were constructed in the right-of-way of Ford Parkway, transforming it into a true parkway. Similar improvements, along with the removal of utility poles, were made in Cleveland Avenue. This was accomplished by a partnership between the businesses, residents and the city government. The visual clutter of advertising signs detracts from the aesthetic enjoyment of Ford Parkway, Cleveland Avenue, and the Highland Village business area.~~

~~Advertising signs add clutter to the Village and compete with the most important signs, signs which identify Village businesses.~~

~~The purpose of advertising signs is to attract people's attention long enough to read the advertising message of the sign. Drivers of vehicles whose attention is on advertising signs rather than on the road can cause accidents. On average, between 12,650 and 15,500 vehicles a day travel on Ford Parkway; between 12,900 and 14,500 vehicles a day travel on Cleveland Avenue. Because of these large volumes of traffic, advertising signs, which distract drivers from traffic, are a traffic safety problem.~~

Section 5

Business Signs

Business signs, signs that identify and direct attention to the business on the premises, play an important role in informing customers about the types and location of businesses in Highland Village. Business signs are necessary important for the viability-quality of Highland Village as a commercial district-area, contribute to its visual quality, and are the signs that should be the most visible.

Signs that advertise a product and include the name of the business on the premises upon which the sign is placed shall not be permitted. Such signs, which are often provided by product suppliers, fail to highlight the important information, the business name, and clutter the appearance of the street.

Business signs may take the form of freestanding signs, portable signs, projecting signs, temporary signs, wall signs and window signs. The location of business signs oriented to

vehicular traffic should be coordinated to make them easier to find and read. The sum of the gross surface display area in square feet of all permanent business signs (not including temporary, portable and interior window signs) on a lot shall not exceed one and one half (1.5) times the lineal feet of lot frontage or seventy-five (75) square feet, whichever is greater.

Sign materials shall be compatible with the original construction materials and architectural style of the building facade on or near which they are placed. Natural materials such as wood and metal are generally more appropriate than plastic. Externally lit signs are preferred.

Signs with dynamic display are prohibited except for that portion of automobile service station signs that display the price of gas.

Signs on Buildings With Overhangs

Business signs on buildings with overhangs shall be subject to the following regulations:

- (1) Signs atop or along the surface of an overhang shall be parallel to the wall of the building;
- (2) One sign, six square feet or less in size, may be attached to the underside of the overhang at each entrance, provided the sign does not project closer than eight feet to the sidewalk.

A predominant architectural feature of Village buildings, which help define its character, are overhangs projecting from the buildings over a public or private sidewalk. The overhangs are in the form of canopies, either as extensions of the roof of a building or as projections from the wall of a building, or in the form of mansard roofs. The two buildings on the northwest and northeast corners of Ford Parkway and Cleveland have canopies which are extensions of the roof. The Highland Shopping Center, on the southeast corner of Ford Parkway and Cleveland, has a canopy which projects from the wall of the building. The building on the north side of Ford Parkway between Finn and Cretin, where Haskell's is a tenant, has a mansard roof.

Many of the buildings have a sign system consisting of one or more of the following signs: (1) signs atop or along the surface of the overhang and parallel to the wall of the building; (2) small signs attached to the underside of the overhang and perpendicular to the wall of the building; (3) wall signs; and (4) window signs. Signs atop overhangs serve three purposes: they emphasize and harmonize with the horizontal lines of the buildings; they create a common sign band along the building; and they screen from passers by unsightly chimneys, compressors and vents which are on top of some of the buildings. Signs attached to the underside of the overhang help pedestrians identify stores and, since they are small, do not add to sign clutter. Wall signs are effective for both pedestrians and vehicular traffic; window signs are most effective for pedestrians. This sign system, using all or a combination of such signs, shall be used in the Village for all buildings with overhangs.

Signs on overhangs (except small signs attached to the underside) which are not parallel to the wall of the building and signs which project from a wall or overhang de-emphasize and counter the horizontal lines of the buildings, can obstruct the view of nearby signs, and cause sign clutter.

Wall Signs

Wall signs shall cover neither windows nor architectural trim and detail. Wall signs located on

~~the bands of building facades: over the entry, over windows, or between windows.~~

~~Signs painted directly on the wall of a building shall not be permitted. Signs painted directly on the wall of a building defaces the building. Tenants may move~~

~~and a painted wall sign may be left to mis-identify a new tenant of a building or peel and become unsightly.~~

Freestanding Signs

There shall be no more than one freestanding sign per lot, and a freestanding sign shall be a minimum distance of forty (40) feet from any other freestanding sign. Freestanding signs shall be set back at least five (5) feet from all property lines and have a maximum gross surface display area of twenty four (24) square feet per side. The highest point on a freestanding sign shall be no more than twenty (20) feet above grade; if located within a required yard, it shall be no more than eight (8) feet above grade. Freestanding signs shall be stationary (may not revolve). Freestanding signs on a single pole shall be used only for businesses where the building is set back more than 25 feet from the street right-of-way. Sign illumination should be done in such a way that light spillover on adjacent properties is minimized.

Portable Signs

Portable signs shall be no more than forty-two (42) inches in height, and shall be regulated according to the requirements for portable signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(c) of the Zoning Code, with the exception that the total gross surface display area of portable signs on a zoning lot shall not exceed thirty-six (36) square feet.

Projecting Signs

A projecting sign is a sign, other than a wall sign, that projects from and is supported by a wall or building. With placement and spacing requirements, small, well-designed projecting symbolic or business name signs can complement a quality commercial area. Projecting symbolic or business name signs are permitted.

There shall be a minimum of thirty (30) feet of lot frontage per projecting sign, and a projecting sign shall be a minimum distance of thirty (30) feet from any other projecting sign. Care should be exercised in mounting so that signs are generally in the same height zone for ease in spotting but do not block each other out. A projecting sign shall not be located below a wall sign if it would obstruct the view of the wall sign.

Projecting signs shall have a maximum gross surface display area of sixteen (16) square feet per side, except that signs on marquees shall be permitted as regulated in Section 64.418, Marquees, of the Zoning Code. The highest point on a projecting sign shall be no more than thirty (30) feet above grade.

Roof Signs

~~Roof signs are prohibited except those which are parallel to the wall of the building. Roof signs not parallel to the building are out of context with Village buildings. Roof signs should be used to match roof lines and unify the signbands of adjacent buildings.~~

Roof signs should be of such a design and height as to fit in with the architecture of the building but generally should not exceed three (3) feet in height.

Temporary Signs

Temporary signs shall be regulated according to the requirements for temporary signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(b) of the Zoning Code, with the exception that the total area of temporary freestanding and wall signs allowed under Section 64.503(b)(4) shall be a maximum of twenty-four (24) square feet. Pennants shall not be permitted in the district.

Wall Signs

Wall signs should be located on the sign bands of building facades over the entry or display windows of a business. Wall signs shall cover neither windows nor architectural trim and detail.

Letters on wall signs shall be no more than eighteen (18) inches in height. Because wall signs are almost always seen from an angle, extended typefaces should be used. Viewing from an angle diminishes the apparent width and spacing of the letters.

The highest point on a wall sign shall be no more than thirty (30) feet above grade. Signs more than thirty (30) feet above the ground are out of the viewer's normal vision range and are of little value.

Window Signs

Window Signs, Permanent

~~Permanent window signs painted on the surface of the window are permitted. Such signs can be as effective as wall signs but can be blocked from view by parked vehicles. Window signs are most effective for pedestrian traffic and can give the most information. They are the last sign seen before entering a business, and pedestrians have time to read more detail.~~

Exterior window signs shall not exceed 10% of the store window glass area. The lettering of the business name should not exceed six inches in height. The lettering for other information should not exceed one inch in height. Letters with bright colors or gold are the most visible whatever the lighting conditions are inside or outside.

Window Signs, Temporary

~~Temporary window signs, affixed to the inside of a window of a building, are permitted. Temporary Interior window signs shall be in place for not longer than 30 days and shall not exceed 20% of the store window glass area. The plastic box with slide-on letters type of window sign is unsightly, hard to read, and should be avoided.~~

Pole Signs

~~Pole signs shall be used only for businesses where the building is set back more than 35 feet~~

from the street right-of-way. No more than one pole sign per lot is allowed. When a pole sign projects over a public right-of-way more than eighteen (18) inches, the maximum gross surface display area of the projecting part of the sign shall be no more than fifteen (15) square feet. The highest point on a pole sign shall be no more than twenty (20) feet above grade. Pole signs shall be stationary (may not revolve), and should have as little structure as possible.

A pole sign can bring a business with a setback up to the street. Pole signs can be effective for both vehicular and pedestrian traffic, but they also can be a source of sign clutter.

Because pole signs are primarily viewed from vehicles, the message on pole signs should be concise to be effective. Bold type should be used with good contrast between the letters and the background.

Ground Signs

Since signs which are parallel to a street will cause the least clutter, ground signs shall be parallel to the street. Ground signs, like pole signs, can bring a business up to the street, can be effective for both vehicular and pedestrian traffic, but can be a source of sign clutter. Ground signs are usually directed to vehicular traffic fairly close to the site and to pedestrians.

Marquees

Signs on marquees shall be as regulated in Section 66.202, Sub. II, of the Zoning Code.

Grouped Signs

Grouped signs should be used only to identify businesses that have no direct access from the sidewalk. The signs should be placed within a common framework.

Product Signs

No more than 10% of the gross surface display area of business signs permitted on a lot shall be used for product signs which are not integral to the name of the business. Product signs, a business sign which advertise a product sold on the premises, should be avoided. Such signs, which are often provided by soft drink, beer or cigarette companies - fail to highlight the important information, the business name, and clutter the appearance of the Village.

Projecting Signs

Projecting signs shall not be permitted. Projecting signs tend to obstruct the view of other signs and are a major source of sign clutter.

Portable Signs and Pennants

Portable signs shall not be permitted in the Highland Village Sign District.

Portable signs, often attached to trailers but sometimes to motor vehicles, are often placed in parking lots, using valuable parking spaces, or in the maneuvering area, making vehicular movement difficult. Sometimes they are placed on the sidewalk and boulevard blocking pedestrians. Many have flashing lights. Since they are not attached to the ground or a building, a

passerby or the wind can move them.

Pennants shall not be permitted in the Highland Village Sign District. Pennants, triangular flags attached to strings, distracts attention from the important signs identifying businesses and adds to the sign clutter.

Wall Graphics

Wall graphics, a design painted on a wall but not advertising a business, should be avoided.

Sign Legibility

Business signs should clearly and concisely identify the businesses on the premises. The name of the business should be highlighted; extra information tends to reduce the impact of the sign. In general, words and symbols should take no more than 40 percent of the total area of a sign. Signs with light letters on a dark background area are easier to spot on a busy street. Sign colors and materials should be compatible with the building and surrounding environment. To maximize the effect of the graphics, the number of colors should be minimal. Lighting of signs should be carefully considered; indirect and subdued lighting is preferred. There should be no more than 1 foot candle at 4 feet from the sign.

Because signs are almost always seen from an angle, extended typefaces should be used. Viewing from an angle diminishes the apparent width and spacing of the letters. Bold type with light lettering on a dark background is recommended for maximum legibility.

Section 6

NON-CONFORMING SIGNS

Signs within the Highland Village Sign District which lawfully existed prior to the adoption of this Plan by the City Council, and which would be prohibited, regulated or restricted under the provisions of this Plan or amendments thereto, may continue to exist as legal nonconforming sign under the provisions of Section 66.300, nonconforming signs, of the Zoning Code.

Section 7

ADMINISTRATION and ENFORCEMENT

The zoning administrator shall enforce the provisions of this Plan as a supplement to Chapter 66, Signs, of the Zoning Code.

Whenever a permit for a sign in the Highland Village Special Sign District is required under the provisions of Chapter 66 of the Zoning Code, such permit shall not be issued unless the plans for the sign have been approved by the Planning Administrator as in conformance with this Plan and by the Zoning Administrator as in compliance with Chapter 66, Signs.

Section 8

PROCEDURE

Applications for signs in the Highland Village Sign District shall be submitted to the Zoning Administrator. The application shall be accompanied by four (4) copies of the plans of sufficient detail to demonstrate that the proposed sign complies with provisions of this plan and shall include at least the following:

1. A front elevation (front view) drawing of the sign drawn to scale. This can usually be obtained from the sign company, an architect or a graphic arts company. The minimum scale is one inch = one foot.
2. Either a front elevation drawing of the building with the proposed sign located on it (minimum scale $\frac{1}{4}$ inch = 1 foot) or a photo of the building front.
3. A specification sheet describing sign materials, exact letter size, and type of lighting.

A copy of the sign application and two (2) copies of the plans shall be referred to the Planning Administrator who shall have thirty (30) days in which to approve or disapprove the plans. The Planning Administrator shall notify the Zoning Administrator and the applicant of the decision to approve or deny the plans. Written reasons for denial shall accompany any decisions to disapprove the plans. Any decision of the Planning Administrator may be appealed to the Planning Commission.

A fee to cover the costs of the review shall be established by resolution of the City Council.

Section 9

AREA DESCRIPTION

The Highland Village Sign District is within the following described area: beginning at the intersection of the centerlines of Finn Street and Bayard Avenue thence south along the centerline of Finn Street to its intersection with the centerline of Pinehurst Avenue; thence west along the centerline of Pinehurst Avenue to its intersection with the centerline of Mount Curve Boulevard; thence north along the centerline of Mount Curve Boulevard to its intersection with the centerline of Highland Parkway; thence west along the centerline of Highland Parkway to its intersection with the centerline of Mississippi River Boulevard; thence southerly along the centerline of the Mississippi River Boulevard to its intersection with a line 350 feet south of and parallel to the centerline of Ford Parkway; thence east along the line 350 feet south of and parallel to the centerline of Ford Parkway to its intersection with the extension of the centerline of Cretin Avenue; thence south along the centerline of Cretin Avenue 200 feet; thence east along a line parallel to Ford Parkway a distance of 648 feet; thence south along a line parallel to Cleveland Avenue 205 feet; thence east along a line parallel to Ford Parkway to its intersection with the centerline of Cleveland Avenue; thence north along the centerline of Cleveland Avenue to its intersection with the centerline of Hillcrest Avenue; thence east along the centerline of Hillcrest Avenue to its intersection with the centerline of Kenneth Avenue; thence north along the centerline of Kenneth Avenue to its intersection with the centerline of Ford Parkway; thence east along the centerline of Ford Parkway to its intersection with the centerline of Howell Street; thence north along the centerline of Howell Street to its intersection with the centerline of Pinehurst Avenue; thence west along the centerline of Pinehurst Avenue to its intersection with the centerline of Kenneth Avenue; thence north along the centerline of Kenneth Avenue to its intersection with the centerline of Highland Parkway; thence west along the centerline of

~~Highland Parkway to its intersection with the centerline of Wilder Street; thence north along the centerline of Wilder Street to its intersection with the centerline of Bayard Avenue; thence west along the centerline of Bayard Avenue to its intersection with the centerline of Cleveland Avenue; thence north along the centerline of Cleveland Avenue to its intersection with the centerline of Bayard Avenue; thence west along the centerline of Bayard Avenue to its intersection with the centerline of Finn Street, the point of beginning;~~

BE IT FURTHER RESOLVED, under the provisions of § 64.601 of the Zoning Code for special sign districts, that the Planning Commission recommends the following amendments to § 64.750 of the Zoning Code:

Sec. 64.750. Highland Village special district sign plan.

~~The Highland Village special sign district plan, created as provided in section 64.601, pursuant to city council resolution C.F. NO. 86-1451, applies to the area along Ford Parkway between Mississippi River Boulevard and Snelling Avenue, and along Cleveland Avenue between Randolph Avenue and Villard Avenue, as shown on the official zoning map of the Highland Village special sign district accompanying this code. as defined by said council resolution. The provisions of this plan are supplementary to those of this chapter and the most restrictive provision shall apply. Within the Highland Village special district sign plan, signs shall be subject to the provisions as contained and set forth in city council resolution C. F. No. 86-1451. The zoning administrator shall enforce the provisions of the Highland Village special district sign plan as a supplement to this chapter of the zoning code, and the most restrictive provision shall apply. Whenever a permit for a sign within the Highland Village special sign district is required under the provisions of this chapter, such permit shall not be issued unless the plans for the sign have been approved by the zoning administrator as in conformance with the Highland Village special district sign plan. Building permits applications for signs in the Highland Village special sign district shall be submitted to the zoning administrator for review and approval.~~

BE IT FURTHER RESOLVED, that the Planning Commission directs the Planning Administrator to forward the amendments to the Highland Village Special Sign District, other appropriate documentation, and this resolution, to the Mayor and City Council for their review and adoption.

SAINT PAUL ZONING DISTRICTS

Section Line

Proposed Highland Sign District

Water

RL One-Family Large Lot

R1 One-Family

R2 One-Family

R3 One-Family

R4 One-Family

RT1 Two-Family

RT2 Townhouse

RM1 Multiple-Family

RM2 Multiple-Family

RM3 Multiple-Family

T1 Traditional Neighborhood

T2 Traditional Neighborhood

T3 Traditional Neighborhood

T3M T3 with Master Plan

T4 Traditional Neighborhood

OS Office-Service

B1 Local Business

BC Community Business (converted)

B2 Community Business

B3 General Business

B4 Central Business

B5 Central Business Service

IR Light Industrial Restricted

I1 Light Industrial

I2 General Industrial

I3 Restricted Industrial

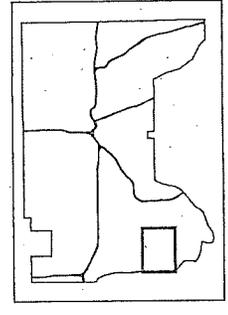
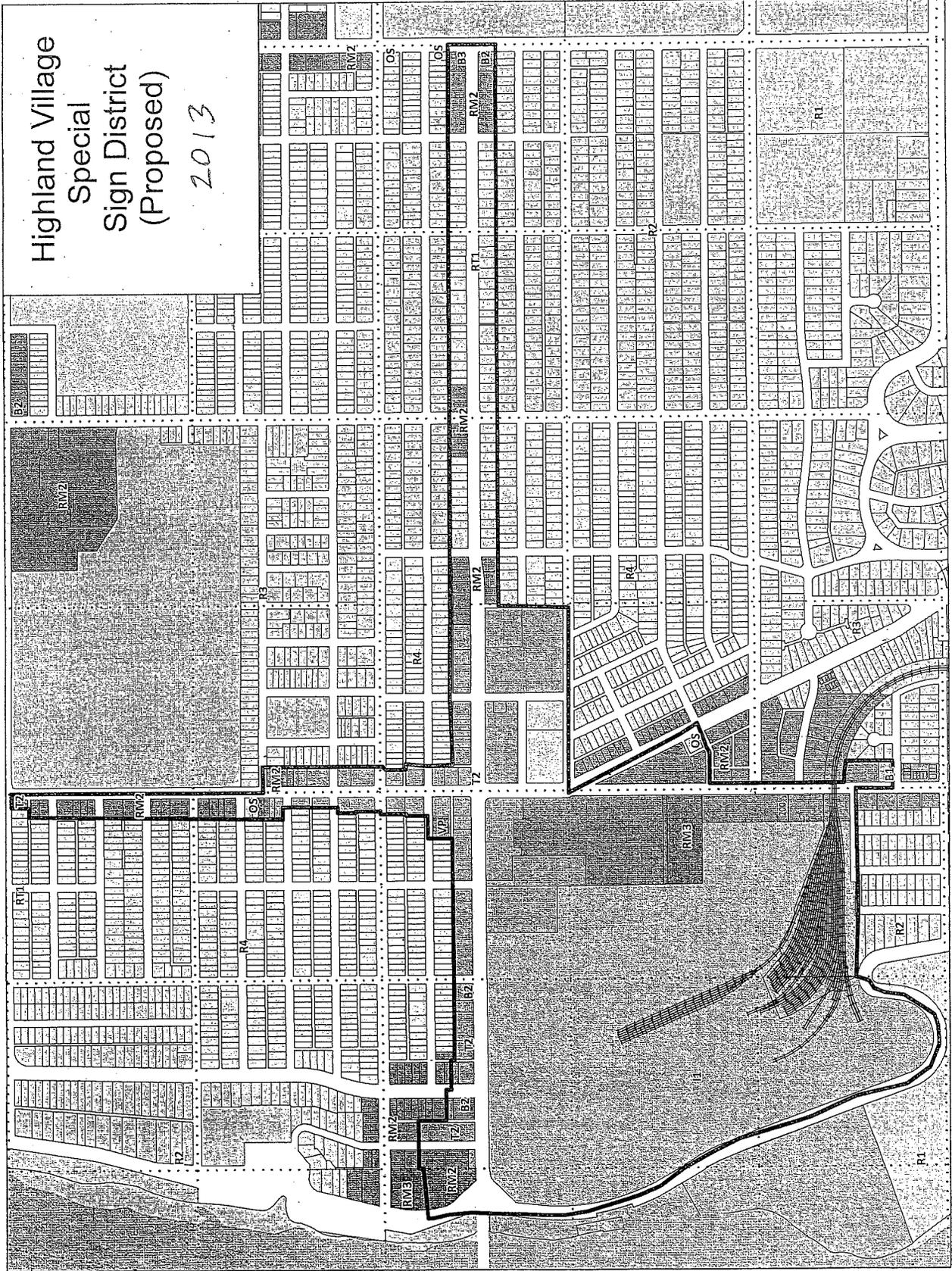
VP Vehicular Parking

PD Planned Development

CA Capitol Area Jurisdiction

Highland Village
Special
Sign District
(Proposed)

2013



HIGHLAND VILLAGE SPECIAL DISTRICT SIGN PLAN

February 2013 draft amendments – strikeouts and underlines

Intent and Purpose

The Highland Village Special District Sign Plan, as provided in ~~Section 66.216~~ Sections 64.601 and 64.750 of the Zoning Code, is intended to provide sign controls for ~~Highland Village which will make it an attractive place and build upon its unique character and identity.~~ The sign plan is intended to reduce sign clutter and to provide strong, clear identification of businesses. The sign plan provides a framework for signs so that the Village will have a consistent sign system, signs will fit in with the architecture of buildings, businesses are clearly and concisely identified, the image of the Village is made more memorable, and the pride businesses have for the area is enhanced. for the Highland Village commercial area with the following purpose:

- Strengthen and reinforce the image of the Highland Village commercial district as a unique quality shopping area by encouraging attractive, well-designed signs that complement the overall design of the district; do not clutter or detract from the appearance of the streetscape or the businesses; and do not overpower the design of buildings.
- Focus attention on the businesses at street level, with clear and concise business signs that support the pedestrian focus of the commercial district rather than being geared toward high-speed vehicular traffic.
- Keep window signs from blocking the view into businesses, allowing for passersby to see into the building in order to encourage sales and enhance the safety of employees and shoppers.

[A new purpose statement was crafted by the Highland Village Sign Plan Task Force]

Area Description

The Highland Village Special District Sign Plan shall apply to the area ~~designated on the accompanying map "Highland Village Sign District," and described in section 9~~ along Ford Parkway between Mississippi River Boulevard and Snelling Avenue, and along Cleveland Avenue between Randolph Avenue and Villard Avenue, designated on the accompanying official zoning map of the "Highland Village Special Sign District."

[The proposed area of the sign plan has changed. See map]

Interpretation and Definitions and Interpretation

The provisions of this Special District Sign Plan are supplementary to the provisions those of Chapter 646, Signs, of the Zoning Code, and the most restrictive provision shall apply. ~~The provisions of this Sign Plan which are more restrictive than provisions of Chapter 66 shall prevail and supersede the provisions of Chapter 66.~~ All words and terms shall be defined as in Chapter 646 of the Zoning Code of the City of St. Paul. ~~The word shall is mandatory; the word should is advisory.~~

[To clean up and clarify language]

Administration and Enforcement

The zoning administrator shall enforce the provisions of this Plan as a supplement to Chapter 64, Signs, of the Zoning Code. Whenever a permit for a sign in the Highland Village Special Sign District is required under the provisions of Chapter 64 of the Zoning Code, such permit shall not be issued unless the plans for the sign have been approved by the Zoning Administrator as in conformance with this Plan and Chapter 64, Signs.

The Zoning Administrator may order the removal of any sign that is not constructed or maintained in accordance with the provisions of this Special District Sign Plan under the provisions of Section 64.206(d) of the Zoning Code. Violations of this Special District Sign Plan are subject to the enforcement provisions of Chapter 61, Article IX, 61.900, Enforcement, of the Zoning Code.

Procedures

Applications for sign permits in the Highland Village Special Sign District shall be submitted to the Zoning Administrator for review and approval according to the requirements of Zoning Code § 64.203(a) Application. The Zoning Administrator shall immediately notify the Highland District Council and the Highland Business Association. ~~The plans submitted to the zoning administrator shall be accompanied by plans of sufficient detail to demonstrate that the proposed sign complies with the provisions of this Plan and shall include at least the following:~~

- ~~1. A front elevation (front view) drawing of the sign drawn to scale. This can usually be obtained from the sign company, an architect or a graphic arts company. The minimum scale is one inch = one foot.~~
- ~~2. Either a front elevation drawing of the building with the proposed sign located on it (minimum scale ¼ inch to 1 foot) or a photo of the building front.~~

~~3. A specification sheet describing sign materials, exact letter size, and type of lighting.~~

~~The Zoning Administrator shall review the plans within 30 days and notify the applicant of the decision to approve or disapprove the plans. Written reasons for denial shall accompany any decisions to disapprove the plans. Decisions by the Zoning Administrator may be appealed to the Board of Zoning Appeals under the provisions of Section 61.701 of the Zoning Code.~~

~~A fee to cover the costs of the review shall be established by resolution of the City Council.~~

[Move this section here from the end of the document to make this more prominent, clear, and consistent with the organization of the Zoning code generally.]

Section 4

ADVERTISING SIGNS

~~Advertising signs shall not be permitted within the Highland Village Special Sign District. It is the goal of this sign plan to have the existing advertising signs removed within ten (10) years from the time of adoption of this plan. Ford Parkway, between vacated Prior Avenue and the Mississippi River Boulevard, has been the only designated city parkway exempted from a sign ordinance~~

~~regulation which prohibits advertising signs within 150 feet of parkways. In 1985, 388 trees were planted and landscaped medians, new road surfaces, decorative~~

~~pedestrian lights, and planters were constructed in the right-of-way of Ford Parkway, transforming it into a true parkway. Similar improvements, along with the removal of utility poles, were made in Cleveland Avenue. This was accomplished by a partnership between the businesses, residents and the city government. The visual clutter of advertising signs detracts from the aesthetic enjoyment of Ford Parkway, Cleveland Avenue, and the Highland Village business area.~~

~~Advertising signs add clutter to the Village and compete with the most important signs, signs which identify Village businesses. The purpose of advertising signs is to attract people's attention long enough to read the advertising message of the sign. Drivers of vehicles whose attention is on advertising signs rather than on the road can cause accidents. On average, between 12,650 and 15,500 vehicles a day travel on Ford Parkway; between 12,900 and 14,500 vehicles a day travel on Cleveland Avenue. Because of these large volumes of traffic, advertising signs, which distract drivers from traffic, are a traffic safety problem.~~

[Now, under § 64.420 of the Zoning Code, advertising signs are prohibited in all zoning districts city-wide. Therefore, this provision in the Highland Village Special District Sign Plan to prohibit advertising signs no longer has any significance, is unnecessary, and should be deleted.]

Business Signs

Business signs, signs that identify and direct attention to the business on the premises, play an important role in informing customers about the types and location of businesses in Highland Village. Business signs are necessary important for the viability quality of Highland Village as a commercial area, contribute to its visual quality, district and are the signs that should be the most visible.

Signs on Buildings With Overhangs

Business signs on buildings with overhangs shall be subject to the following regulations:

— (1) Signs atop or along the surface of an overhang shall be parallel to the wall of the building;

— (2) One sign, six square feet or less in size, may be attached to the underside of the overhang at each entrance, provided the sign does not project closer than eight feet to the sidewalk. A predominant architectural feature of Village buildings, which help define its character, are overhangs projecting from the buildings over a public or private sidewalk.

The overhangs are in the form of canopies, either as extensions of the roof of a building or as projections from the wall of a building, or in the form of mansard roofs. The two buildings on the northwest and northeast corners of Ford Parkway and Cleveland have canopies which are extensions of the roof. The Highland Shopping Center, on the southeast corner of Ford Parkway and Cleveland, has a canopy which projects from the wall of the building. The building on the north side of Ford Parkway between Finn and Cretin, where Haskell's is a tenant, has a mansard roof.

Many of the buildings have a sign system consisting of one or more of the following signs: (1) signs atop or along the surface of the overhang and parallel to the wall of the building; (2) small signs attached to the underside of the overhang and perpendicular to the wall of the building; (3) wall signs; and (4) window signs. Signs atop overhangs serve three purposes: they emphasize and harmonize with the horizontal lines of the buildings; they create a common sign band along the building; and they screen from passers by unsightly chimneys, compressors and vents which are on top of some of the buildings. Signs attached to the underside of the overhang help pedestrians identify stores and, since they are small, do not add to sign clutter. Wall signs are effective for both pedestrians and vehicular traffic; window signs are most effective for pedestrians. This sign system, using all or a

combination of such signs, shall be used in the Village for all buildings with overhangs. Signs on overhangs (except small signs attached to the underside) which are not parallel to the wall of the building and signs which project from a wall or overhang de-emphasize and counter the horizontal lines of the buildings, can obstruct the view of nearby signs, and cause sign clutter.

Wall Signs

~~Wall signs shall cover neither windows nor architectural trim and detail. Wall signs located on the bands of building facades: over the entry, over windows, or between windows.~~

~~Signs painted directly on the wall of a building shall not be permitted. Signs painted directly on the wall of a building defaces the building. Tenants may move and a painted wall sign may be left to mis-identify a new tenant of a building or peel and become unsightly.~~

[The provisions already exist in Section 64.401]

Signs that advertise a product and include the name of the business on the premises upon which the sign is placed shall not be permitted. Such signs, which are often provided by product suppliers, fail to highlight the important information, the business name, and clutter the appearance of the street.

Business signs may take the form of freestanding signs, portable signs, projecting signs, temporary signs, wall signs and window signs. The location of business signs oriented to vehicular traffic should be coordinated to make them easier to find and read. The sum of the gross surface display area in square feet of all permanent business signs (not including temporary, portable and interior window signs) on a lot shall not exceed ~~one (1)~~ one and one half (1.5) times the lineal feet of lot frontage or seventy-five (75) square feet, whichever is greater.

[Changes to this paragraph reduce the amount of business sign area allowed in BC, B2 and B3 Business Districts within the Highland Village Sign District from “two (2) times the lineal feet of frontage or 75 sq. feet” to “one and one half (1.5) times the lineal feet of lot frontage or 75 sq. feet.” The proposed “one and one half (1.5) times the lineal front footage” standard is the same as for T Traditional Neighborhood and OS-B1 Business Districts.]

Sign materials shall be compatible with the original construction materials and architectural style of the building facade on or near which they are placed. Natural materials such as wood and metal are generally more appropriate than plastic. Externally lit signs are preferred.

[This standard, recommended by the task force, is the same as for T - Traditional Neighborhood and OS-B1 Business Districts.]

Signs with dynamic display are prohibited except for that portion of automobile service station signs that display the price of gas.

Freestanding Signs

There shall be no more than one freestanding sign per lot, and a freestanding sign shall be a minimum distance of forty (40) feet from any other freestanding sign. Freestanding signs shall be set back at least five (5) feet from all property lines and have a maximum gross surface display area of twenty four (24) square feet per side. The highest point on a freestanding sign shall be no more than twenty (20) feet above grade; if located within a required yard, it shall be no more than eight (8) feet above grade. Freestanding signs shall be stationary (may not revolve). Freestanding signs on a single pole shall be used only for businesses where the building is set back more than 25 feet from the street right-of-way. Sign illumination should be done in such a way that light spillover on adjacent properties is minimized.

Portable Signs

Portable signs shall be no more than forty-two (42) inches in height, and shall be regulated according to the requirements for portable signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(c) of the Zoning Code, with the exception that the total gross surface display area of portable signs on a zoning lot shall not exceed thirty-six (36) square feet.

[This new language limits the businesses for which a portable sign can be used and information that can be presented on portable signs. It also reduces the maximum gross surface display area of portable signs on lots with street frontage of over 330 feet from 300 sq. ft. to 36 sq. ft., the same as for lots with street frontage of less than 330 feet, and reduces the maximum height of portable signs from 6 ft. to 42 inches. Under § 64.503(c)(3), portable signs can not be located in the public right-of-way (including the public sidewalk) at all.]

Projecting Signs

A projecting sign is a sign, other than a wall sign, that projects from and is supported by a wall or building. With placement and spacing requirements, small, well-designed projecting symbolic or business name signs can complement a quality commercial area. Projecting symbolic or business name signs are permitted.

There shall be a minimum of thirty (30) feet of lot frontage per projecting sign, and a projecting sign shall be a minimum distance of thirty (30) feet from any other projecting sign. Care should be exercised in mounting so that signs are generally in the same height zone for ease in spotting but do not block each other out. A projecting sign shall not be located below a wall sign if it would obstruct the view of the wall sign.

Projecting signs shall have a maximum gross surface display area of sixteen (16) square feet per side, except that signs on marquees shall be permitted as

regulated in Section 64.418, Marquees, of the Zoning Code. The highest point on a projecting sign shall be no more than thirty (30) feet above grade.

[Language changes recommended by task force. Section moved here in order to be in alphabetical order]

Temporary Signs

Temporary signs shall be regulated according to the requirements for temporary signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(b) of the Zoning Code, with the exception that the total area of temporary freestanding and wall signs allowed under Section 64.503(b)(4) shall be a maximum of twenty-four (24) square feet. Pennants shall not be permitted in the district.

[This is new language pertaining to temporary signs recommended by the task force. For temporary signs in BC, B2 and B3 Business Districts in Highland Village, this new language reduces the maximum size of freestanding and wall real estate development signs from 100 sq. ft. to 50 sq. ft.; reduces the maximum size of real estate signs from 12 sq. ft. to 6 sq. ft.; reduces the maximum size of signs identifying an engineer, architect or contractor engaged in construction of a building from 100 sq. ft. to 4 sq. ft.; and reduces the maximum size of temporary freestanding and wall signs from 32 sq. ft. to 24 sq. feet.

Section moved here in order to be in alphabetical order]

Wall Signs

Wall signs should be located on the sign bands of building facades over the entry or display windows of a business. Wall signs shall cover neither windows nor architectural trim and detail.

Letters on wall signs shall be no more than eighteen (18) inches in height. Because wall signs are almost always seen from an angle, extended typefaces should be used. Viewing from an angle diminishes the apparent width and spacing of the letters.

The highest point on a wall sign shall be no more than thirty (30) feet above grade. Signs more than thirty (30) feet above the ground are out of the viewer's normal vision range and are of little value.

[Language changes as recommended by task force. Section moved here in order to be in alphabetical order]

Window Signs

Window Signs, Permanent

~~Permanent window signs painted on the surface of the window are permitted. Such signs can be as effective as wall signs but can be blocked from view by parked~~

vehicles. Window signs are most effective for pedestrian traffic and can give the most information. They are the last sign seen before entering a business, and pedestrians have time to read more detail.

Exterior window signs shall not exceed 10% of the store window glass area. The lettering of the business name should not exceed six inches in height. The lettering for other information should not exceed one inch in height. Letters with bright colors or gold are the most visible whatever the lighting conditions are inside or outside.

Window Signs, Temporary

Temporary window signs, affixed to the inside of a window of a building, are permitted. Temporary Interior window signs shall be in place for not longer than 30 days and shall not exceed 20% of the store window glass area. The plastic box with slide on letters type of window sign is unsightly, hard to read, and should be avoided.

Roof Signs

Roof signs are prohibited except those which are parallel to the wall of the building. Roof signs not parallel to the building are out of context with Village buildings. Roof signs should be used to match roof lines and unify the signbands of adjacent buildings.

Roof signs should be of such a design and height as to fit in with the architecture of the building but generally should not exceed three (3) feet in height.

[Delete roof signs because they are now prohibited in all zoning districts by § 64.414 in Chapter 64, Signs, of the Zoning Code. The Highland Village Special District Sign Plan is a supplement to Chapter 64, Signs, and the most restrictive provision applies.]

Pole Signs

Pole signs shall be used only for businesses where the building is set back more than 35 feet from the street right of way. No more than one pole sign per lot is allowed. When a pole sign projects over a public right of way more than eighteen (18) inches, the maximum gross surface display area of the projecting part of the sign shall be no more than fifteen (15) square feet. The highest point on a pole sign shall be no more than twenty (20) feet above grade. Pole signs shall be stationary (may not revolve), and should have as little structure as possible.

A pole sign can bring a business with a setback up to the street. Pole signs can be effective for both vehicular and pedestrian traffic, but they also can be a source of sign clutter.

~~Because pole signs are primarily viewed from vehicles, the message on pole signs should be concise to be effective. Bold type should be used with good contrast between the letters and the background.~~

[Pole signs are not defined by the zoning code and a recommendation for new language regarding Freestanding Signs was added earlier in the document.]

~~Ground Signs~~

~~Since signs which are parallel to a street will cause the least clutter, ground signs shall be parallel to the street. Ground signs, like pole signs, can bring a business up to the street, can be effective for both vehicular and pedestrian traffic, but can be a source of sign clutter. Ground signs are usually directed to vehicular traffic fairly close to the site and to pedestrians.~~

~~Marquees~~

~~Signs on marquees shall be as regulated in Section 66.202, Sub.II, of the Zoning Code.~~

~~Grouped Signs~~

~~Grouped signs should be used only to identify businesses that have no direct access from the sidewalk. The signs should be placed within a common framework.~~

~~Product Signs~~

~~No more than 10% of the gross surface display area of business signs permitted on a lot shall be used for product signs which are not integral to the name of the business. Product signs, a business sign which advertise a product sold on the premises, should be avoided. Such signs, which are often provided by soft drink, beer or cigarette companies fail to highlight the important information, the business name, and clutter the appearance of the Village.~~

~~Projecting Signs~~

~~Projecting signs shall not be permitted. Projecting signs tend to obstruct the view of other signs and are a major source of sign clutter.~~

~~Portable Signs and Pennants~~

~~Portable signs shall not be permitted in the Highland Village Sign District.~~

~~Portable signs, often attached to trailers but sometimes to motor vehicles, are often placed in parking lots, using valuable parking spaces, or in the maneuvering area,~~

~~making vehicular movement difficult. Sometimes they are placed on the sidewalk and boulevard blocking pedestrians. Many have flashing lights. Since they are not attached to the ground or a building, a passerby or the wind can move them.~~

~~Pennants shall not be permitted in the Highland Village Sign District. Pennants, triangular flags attached to strings, distracts attention from the important signs identifying businesses and adds to the sign clutter.~~

~~Wall Graphics~~

~~Wall graphics, a design painted on a wall but not advertising a business, should be avoided.~~

~~[This falls under the category of "advertising sign" and is now prohibited in all zoning districts]~~

~~Sign Legibility~~

~~Business signs should clearly and concisely identify the businesses on the premises. The name of the business should be highlighted; extra information tends to reduce the impact of the sign. In general, words and symbols should take no more than 40 percent of the total area of a sign. Signs with light letters on a dark background area are easier to spot on a busy street. Sign colors and materials should be compatible with the building and surrounding environment. To maximize the effect of the graphics, the number of colors should be minimal. Lighting of signs should be carefully considered; indirect and subdued lighting is preferred. There should be no more than 1 foot candle at 4 feet from the sign. Because signs are almost always seen from an angle, extended typefaces should be used. Viewing from an angle diminishes the apparent width and spacing of the letters. Bold type with light lettering on a dark background is recommended for maximum legibility.~~

~~[The language about illumination is addressed in 64.405. Signs with dynamic display which limits dynamic display signs to .3 foot candles above ambient light level as measured from fifty (50) feet from the signs face.]~~

~~Section 6~~

~~NON-CONFORMING SIGNS~~

~~Signs within the Highland Village Sign District which lawfully existed prior to the adoption of this Plan by the City Council, and which would be prohibited, regulated or restricted under the provisions of this Plan or amendments thereto, may continue to exist as legal nonconforming sign under the provisions of Section 66.300, nonconforming signs, of the Zoning Code.~~

~~[The language regarding provisions for legal nonconforming signs in this paragraph is also redundant, unnecessary, and should be deleted. The Highland Village Special District Sign Plan is a supplement to Chapter 64, Signs, of the Zoning Code and the detailed provisions and regulations for legal nonconforming~~

signs in § 64.301 apply to the Highland Village Special District Sign Plan. They should not be replicated here.]

Section 7

~~ADMINISTRATION and ENFORCEMENT~~

~~The zoning administrator shall enforce the provisions of this Plan as a supplement to Chapter 66, Signs, of the Zoning Code. Whenever a permit for a sign in the Highland Village Special Sign District is required under the provisions of Chapter 66 of the Zoning Code, such permit shall not be issued unless the plans for the sign have been approved by the Planning Administrator as in conformance with this Plan and by the Zoning Administrator as in compliance with Chapter 66, Signs.~~

Section 8

~~PROCEDURE~~

~~Applications for signs in the Highland Village Sign District shall be submitted to the Zoning Administrator. The application shall be accompanied by four (4) copies of plans of sufficient detail to demonstrate that the proposed signs comply with provisions of this plan and shall include at least the following:~~

- ~~1. A front elevation (front view) drawing of the signs drawn to scale. This can usually be obtained from the sign company, an architect, or a graphic arts company. The minimum scale is one inch = one foot.~~
- ~~2. Either a front elevation drawing of the building drawn to scale with the proposed signs located on it (minimum scale 1/4 inch = 1 foot) or a photo of the building front.~~
- ~~3. A specification sheet describing sign materials, exact letter size, and type of lighting. A copy of the sign application and two (2) copies of the plans shall be referred to the Planning Administrator who shall have thirty (30) days in which to approve or disapprove the plans. The Planning Administrator shall notify the Zoning Administrator and the applicant of the decision to approve or deny the plans. Written reasons for denial will accompany a decision to deny the plans. Any decision of the Planning Administrator may be appealed to the Planning Commission.~~

~~A fee to cover the costs of the review shall be established by resolution of the City Council.~~

Section 9

~~AREA DESCRIPTION~~

The Highland Village Sign District is within the following described area: beginning at the intersection of the centerlines of Finn Street and Bayard Avenue thence south along the centerline of Finn Street to its intersection with the centerline of Pinehurst Avenue; thence west along the centerline of Pinehurst Avenue to its intersection with the centerline of Mount Curve Boulevard; thence north along the centerline of Mount Curve Boulevard to its intersection with the centerline of Highland Parkway; thence west along the centerline of Highland Parkway to its intersection with the centerline of Mississippi River Boulevard; thence southerly along the centerline of the Mississippi River Boulevard to its intersection with a line 350 feet south of and parallel to the centerline of Ford Parkway; thence east along the line 350 feet south of and parallel to the centerline of Ford Parkway to its intersection with the extension of the centerline of Cretin Avenue; thence south along the centerline of Cretin Avenue 200 feet; thence east along a line parallel to Ford Parkway a distance of 648 feet; thence south along a line parallel to Cleveland Avenue 205 feet; thence east along a line parallel to Ford Parkway to its intersection with the centerline of Cleveland Avenue; thence north along the centerline of Cleveland Avenue to its intersection with the centerline of Hillcrest Avenue; thence east along the centerline of Hillcrest Avenue to its intersection with the centerline of Kenneth Avenue; thence north along the centerline of Kenneth Avenue to its intersection with the centerline of Ford Parkway; thence east along the centerline of Ford Parkway to its intersection with the centerline of Howell Street; thence north along the centerline of Howell Street to its intersection with the centerline of Pinehurst Avenue; thence west along the centerline of Pinehurst Avenue to its intersection with the centerline of Kenneth Avenue; thence north along the centerline of Kenneth Avenue to its intersection with the centerline of Highland Parkway; thence west along the centerline of Highland Parkway to its intersection with the centerline of Wilder Street; thence north along the centerline of Wilder Street to its intersection with the centerline of Bayard Avenue; thence west along the centerline of Bayard Avenue to its intersection with the centerline of Cleveland Avenue; thence north along the centerline of Cleveland Avenue to its intersection with the centerline of Bayard Avenue; thence west along the centerline of Bayard Avenue to its intersection with the centerline of Finn Street, the point of beginning.

[Move to first page to make these sections more prominent, clear, and consistent with the organization of the Zoning Code generally.]

Highland Village Special District Sign Plan

February 2013 draft amendments

Amended by the Saint Paul City Council Xxx XX, 2013

Originally adopted by the Saint Paul City Council December 1985



CITY OF SAINT PAUL
DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT

HIGHLAND VILLAGE SPECIAL DISTRICT SIGN PLAN

January 2013 draft amendments

Intent and Purpose

The Highland Village Special District Sign Plan, as provided in Sections 64.601 and 64.750 of the Zoning Code, is intended to provide sign controls for the Highland Village commercial area with the following purpose:

- Strengthen and reinforce the image of the Highland Village commercial district as a unique quality shopping area by encouraging attractive, well-designed signs that complement the overall design of the district, do not clutter or detract from the appearance of the streetscape or the businesses, and do not overpower the design of buildings.
- Focus attention on the businesses at street level, with clear and concise business signs that support the pedestrian focus of the commercial district rather than being geared toward high-speed vehicular traffic.
- Keep window signs from blocking the view into businesses, allowing for passersby to see into the building in order to encourage sales and enhance the safety of employees and shoppers.

Area Description

The Highland Village Special District Sign Plan shall apply to the area along Ford Parkway between Mississippi River Boulevard and Snelling Avenue, and along Cleveland Avenue between Randolph Avenue and Villard Avenue, designated on the accompanying official zoning map of the "Highland Village Special Sign District."

Definitions and Interpretation

The provisions of this Special District Sign Plan are supplementary to those of Chapter 64, Signs, of the Zoning Code, and the most restrictive provision shall apply. All words and terms shall be defined as in Chapter 64 of the Zoning Code of the City of St. Paul.

Administration and Enforcement

The zoning administrator shall enforce the provisions of this Plan as a supplement to Chapter 64, Signs, of the Zoning Code. Whenever a permit for a sign in the Highland Village Special Sign District is required under the provisions of Chapter 64 of the Zoning Code, such permit shall not be issued unless the plans for the sign have been approved by the Zoning Administrator as in conformance with this Plan and Chapter 64, Signs.

The Zoning Administrator may order the removal of any sign that is not constructed or maintained in accordance with the provisions of this Special District Sign Plan under the provisions of Zoning Code § 64.206(d). Violations of this Special District Sign Plan are subject to the enforcement provisions of Chapter 61, Article IX, 61.900, Enforcement, of the Zoning Code.

Procedures

Applications for sign permits in the Highland Village Special Sign District shall be submitted to the Zoning Administrator for review and approval according to the requirements of Zoning Code § 64.203(a) Application. The Zoning Administrator shall immediately notify the Highland District Council and the Highland Business Association.

Business Signs

Business signs, signs that identify and direct attention to the business on the premises, play an important role in informing customers about the types and location of businesses in Highland Village. Business signs are important for the quality of Highland Village as a commercial district and are the signs that should be the most visible.

Signs that advertise a product and include the name of the business on the premises upon which the sign is placed shall not be permitted. Such signs, which are often provided by product suppliers, fail to highlight the important information, the business name, and clutter the appearance of the street.

Business signs may take the form of freestanding signs, portable signs, projecting signs, temporary signs, wall signs and window signs. The location of business signs oriented to vehicular traffic should be coordinated to make them easier to find and read. The sum of the gross surface display area in square feet of all permanent business signs (not including temporary, portable and interior window signs) on a lot shall not exceed one and one half (1.5) times the lineal feet of lot frontage or seventy-five (75) square feet, whichever is greater.

Sign materials shall be compatible with the original construction materials and architectural style of the building facade on or near which they are placed. Natural materials such as wood and metal are generally more appropriate than plastic. Externally lit signs are preferred.

Signs with dynamic display are prohibited except for that portion of automobile service station signs that display the price of gas.

Freestanding Signs

There shall be no more than one freestanding sign per lot, and a freestanding sign shall be a minimum distance of forty (40) feet from any other freestanding sign. Freestanding signs shall be set back at least five (5) feet from all property lines and have a maximum gross surface display area of twenty four (24) square feet per side. The highest point on a freestanding sign shall be no more than twenty (20) feet above grade; if located within a required yard, it shall be no more than eight (8) feet above grade. Freestanding signs shall be stationary (may not revolve). Freestanding signs on a single pole shall be used only for businesses where the building is set back more than 25 feet from the street right-of-way. Sign illumination should be done in such a way that light spillover on adjacent properties is minimized.

Portable Signs

Portable signs shall be no more than forty-two (42) inches in height, and shall be regulated according to the requirements for portable signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(c) of the Zoning Code, with the exception that the total gross surface display area of portable signs on a zoning lot shall not exceed thirty-six (36) square feet.

Projecting Signs

A projecting sign is a sign, other than a wall sign, that projects from and is supported by a wall or building. With placement and spacing requirements, small, well-designed projecting symbolic or business name signs can complement a quality commercial area. Projecting symbolic or business name signs are permitted.

There shall be a minimum of thirty (30) feet of lot frontage per projecting sign, and a projecting sign shall be a minimum distance of thirty (30) feet from any other projecting sign. Care should be exercised in mounting so that signs are generally in the same height zone for ease in spotting but do not block each other out. A projecting sign shall not be located below a wall sign if it would obstruct the view of the wall sign.

Projecting signs shall have a maximum gross surface display area of sixteen (16) square feet per side, except that signs on marquees shall be permitted as regulated in Section 64.418, Marquees, of the Zoning Code. The highest point on a projecting sign shall be no more than thirty (30) feet above grade.

Temporary Signs

Temporary signs shall be regulated according to the requirements for temporary signs in the T1-T4 Traditional Neighborhood and OS-BC Business Districts in Section 64.503(b) of the Zoning Code, with the exception that the total area of temporary freestanding and wall signs allowed under Section 64.503(b)(4) shall be a maximum of twenty-four (24) square feet. Pennants shall not be permitted in the district.

Wall Signs

Wall signs should be located on the sign bands of building facades over the entry or display windows of a business. Wall signs shall cover neither windows nor architectural trim and detail.

Letters on wall signs shall be no more than eighteen (18) inches in height. Because wall signs are almost always seen from an angle, extended typefaces should be used. Viewing from an angle diminishes the apparent width and spacing of the letters.

The highest point on a wall sign shall be no more than thirty (30) feet above grade. Signs more than thirty (30) feet above the ground are out of the viewer's normal vision range and are of little value.

Window Signs

Exterior window signs shall not exceed 10% of the store window glass area. Interior window signs shall not exceed 20% of the store window glass area.