



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

Agenda

March 8, 2013
 8:30 – 11:00 a.m.

Christopher B. Coleman,
 Mayor

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 22, 2013.**
- II. Chair’s Announcements**
- III. Planning Director’s Announcements**
- IV. PUBLIC HEARING: District 12 Plan Amendments for the Creative Enterprise Zone – Item from the Neighborhood Planning Committee. (Merritt Clapp-Smith, 651/266-6547)**
- V. Zoning Committee**
SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)
NEW BUSINESS
#13-151-984 Meridian Behavioral Health – Conditional use permit for human service-licensed community residential facility for up to 20 residents. 1609 Jackson Street, west side at Timberlake Road. (Bill Dermody, 651/266-6617)
#13-152-470 Saint Paul HRA – Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential. 719 Burr Street, SW corner of Minnehaha and Burr. (Kate Reilly, 651/266-6618)
- VI. Comprehensive Planning Committee**
Auto Body Text Amendments – Recommendation to release for public review and set public hearing for April 19, 2013. (Kate Reilly, 651/266-6618)
- VII. Neighborhood Planning Committee**
Malt Liquor Production Amendments – Resolution recommending approval of the proposed amendments to Sec. 65.774 of the Zoning Code. Bill Dermody, 651/266-6617)
West Grand Zoning Study – Recommendation to release report and draft zoning code amendments for public review and to set a public hearing for the April 19, 2013, Planning Commission meeting. (Josh Williams, 651/266-6659)
- 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 MARCH 4-8, 2013

Mon (4) _____

Tues (5) _____

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

13th Floor – CHA
25 Fourth Street West

Review 2014-2015 CIB proposal related to Community Facilities and Residential/Economic Development for Comprehensive Plan compliance. (Hilary Holmes, 651/266-6612)

Weds (6) _____

Thurs (7) _____

Fri (8) _____

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: District 12 Plan Amendments for the Creative Enterprise Zone – Item from the Neighborhood Planning Committee. (Merritt Clapp-Smith, 651/266-6547)

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

NEW BUSINESS

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#13-152-470 Saint Paul HRA – Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential. 719 Burr Street, SW corner of Minnehaha and Burr. (Kate Reilly, 651/266-6618)

Comprehensive Planning Committee..... Auto Body Text Amendments – Recommendation to release for public review and set public hearing for April 19, 2013. (Kate Reilly, 651/266-6618)

Neighborhood Planning

Committee..... Malt Liquor Production Amendments – Resolution recommending approval of the proposed amendments to Sec. 65.774 of the Zoning Code. (*Bill Dermody, 651/266-6617*)

West Grand Zoning Study – Recommendation to release report and draft zoning code amendments for public review and to set a public hearing for the April 19, 2013, Planning Commission meeting. (*Josh Williams, 651/266-6659*)

**The Planning Commission
minutes from the meeting
on Friday, February 22,
2013 are not ready for
approval yet. They will be
ready for approval at the
03/22/13 meeting.**

Thanks you,

Sonja Butler





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

SITE PLAN REVIEW COMMITTEE

Tuesday, March 5, 2013

2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	St. Thomas University Replace existing turf field with artificial turf 2215 Summit Avenue (NW corner of Cretin and Goodrich)
9:30	Advance Auto Parts New retail auto parts store 1115 & 1125 Rice Street

Applicants should plan to attend this meeting.

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

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

Parking

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

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



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

SITE PLAN REVIEW COMMITTEE

Tuesday, March 12, 2012
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Payne Maryland Community Center and Library 1178 Payne Avenue (SE corner at Maryland) Staff reviewed this plan in June 2012. There have been some revisions since then.

Applicants should plan to attend this meeting.

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

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



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6626
Facsimile: 651-228-3341*

To: Saint Paul Planning Commission
From: Neighborhood Planning Committee
Date: January 17, 2013
Re: **Amendment to District 12 Plan for Creative Enterprise Zone**

Background

In 2010, a group of artists, business people, foundation representatives, residents from South St. Anthony Park, and city staff from PED, Ward 4 and the Mayor's Office, formed the "Creative Enterprise Zone" Steering Committee. This committee discussed the aspirations, vision, and strategies for initiating a formal effort to identify, stabilize and promote South Saint Anthony Park as a livable mixed-use neighborhood and recognized center of creative enterprise, and to nurture the area as a fertile laboratory of entrepreneurship, business incubation, artistic endeavor and eclectic urban design.

The steering committee's efforts clearly identified the South St. Anthony Park "Creative Enterprise Zone" (CEZ), produced a vision and work plan, and investigated a range of activities to advance the CEZ mission. A description of the CEZ and some of its activities can be found in the attached brochure and article and on the District 12 Planning Council website. The Creative Enterprise Zone effort is led by a task force of the District 12 Planning Council.

Item for Consideration

The District 12 Planning Council seeks to advance the identity and success of the Creative Enterprise Zone in many ways, including its formal recognition in the District 12 St. Anthony Park Plan (2008), an addendum to the City of Saint Paul Comprehensive Plan. Attached are proposed text amendments to the District 12 St. Anthony Park Plan, submitted to PED by the St. Anthony Park Planning Council in May 2011. The amendment describes the Creative Enterprise Zone in South St. Anthony Park and identifies a few strategies to foster its success.

The Proposed Amendment, to be placed on page 11 of the District 12 Plan Summary, reads:

Creative Enterprise Zone. The Creative Enterprise Zone in South St. Anthony Park is bounded by Interstate 94 on the south, Prior Avenue on the east, the railroad tracks south of Energy Park Drive to the north and the boundary of Minneapolis to the west.

78. District 12 will work with the City of Saint Paul and other partners to stabilize and advance conditions in which creative enterprises – light industry, artisans and artists -- can thrive in this area, including:

- Consideration of a special designation for the zone, such as a development district, to help advance job retention and creation for workers in light industry, artisans and artists.
- Project support through site preparation, zoning, cleanup, design standards, financial incentives, tax credits and/or financing, as available and appropriate.
- Consideration of infrastructure improvements that encourage a livable, mixed-use transit oriented neighborhood recognized and sustained as a center of creativity and enterprise such as pedestrian friendly corridors, pocket parks, greenways and facade improvements.

The proposed language is compatible with the Saint Paul Comprehensive Plan and does not conflict with any current City policies.

Recommendation

Neighborhood Planning Committee recommends to the Planning Commission that the District 12 Plan amendment be released for public review and a public hearing date set for March 8, 2013.

Questions to Merritt Clapp-Smith at 651.266.6547

Attachments:

1. District 12 Plan with proposed amendment
2. Creative Enterprise Zone vision and description
3. Creative Enterprise Zone brochure
4. Article on the Creative Enterprise Zoning from 'the line' media – 5/18/11

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, February 28, 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 FEBRUARY 14, 2013, ZONING COMMITTEE MINUTES

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

NEW BUSINESS

- 1 13-151-984 Meridian Behavioral Health**
Conditional use permit for human service-licensed community residential facility for up to 20 residents
1609 Jackson St, west side at Timberlake Road
RM1
Bill Dermody 651-266-6617

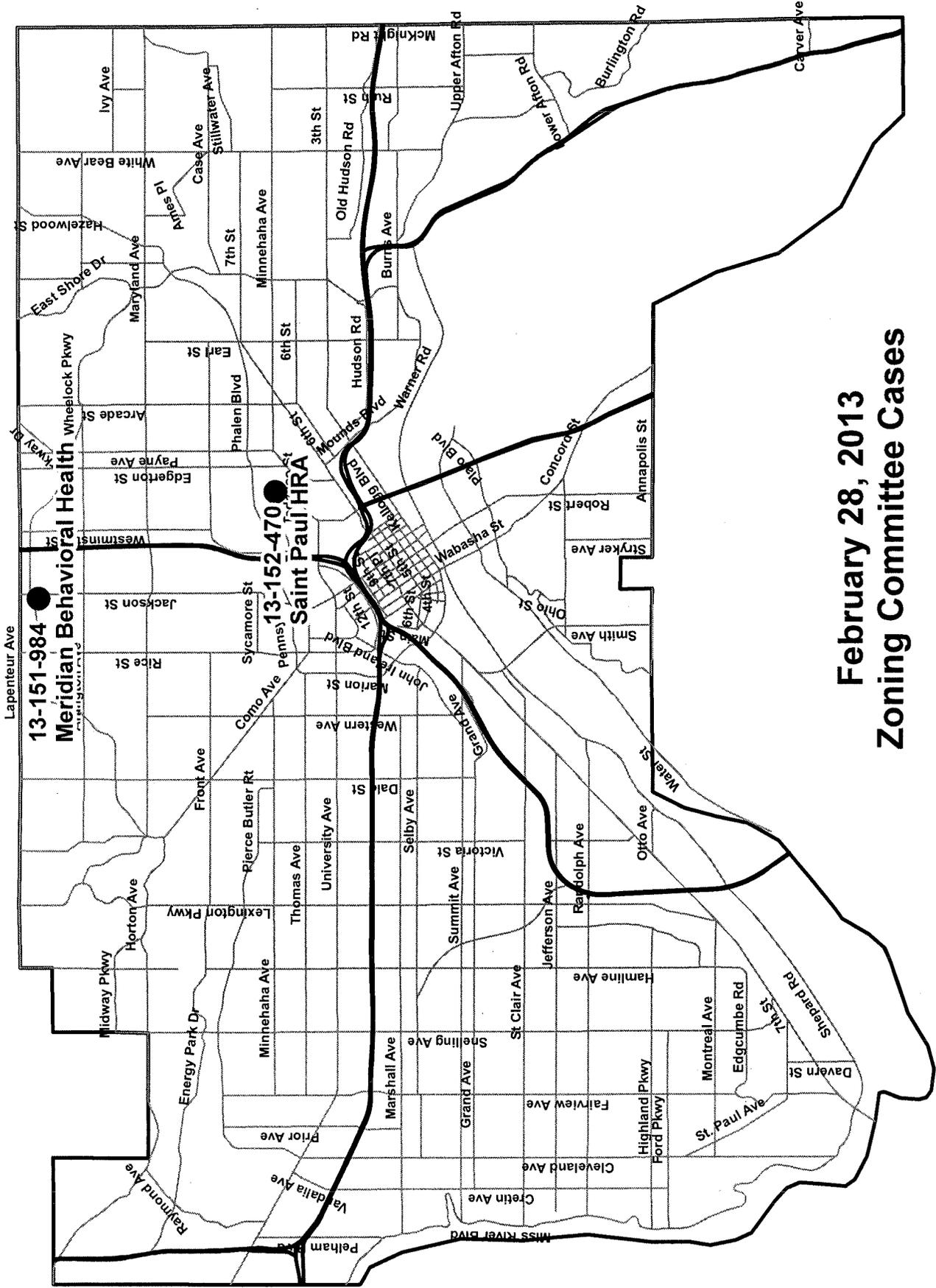
- 2 13-152-470 Saint Paul HRA**
Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential
719 Burr St, SW corner of Minnehaha and Burr
B1
Kate Reilly 651-266-6618

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 28, 2013
Zoning Committee Cases**

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Meridian Behavioral Health **FILE #** 13-151-984
2. **APPLICANT:** Meridian Behavioral Health **HEARING DATE:** February 28, 2013
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1609 Jackson St, west side at Timberlake Road
5. **PIN & LEGAL DESCRIPTION:** 192922210106, Gurney Highland Park 1 Thru 6 & 19 Thru Lot 24 Blk 9
6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** RM1
7. **ZONING CODE REFERENCE:** §65.153; §61.501
8. **STAFF REPORT DATE:** February 21, 2013 **BY:** Bill Dermody
9. **DATE RECEIVED:** February 7, 2013 **60-DAY DEADLINE FOR ACTION:** April 8, 2013

-
- A. **PURPOSE:** Conditional use permit for human service-licensed community residential facility for up to 20 residents
 - B. **PARCEL SIZE:** 295 ft. x 150 ft., totaling 43,059 sq. ft.
 - C. **EXISTING LAND USE:** S-Community Residential Facility
 - D. **SURROUNDING LAND USE:**
 - North: Single-family residences (R2), including one immediately north that contains a social services organization
 - East: Townhomes (RM1)
 - South: Vacant/wooded (RM1) with a single-family residence farther south (RM1)
 - West: Single-family residences (R2)
 - E. **ZONING CODE CITATION:** §65.153 lists conditions that must be met by human service-licensed community residential facilities; §61.501 lists general conditions that must be met by all conditional uses.
 - F. **HISTORY/DISCUSSION:** The multi-family building has existed on the site since 1960. It has reportedly been used as a residential facility since 1972. In 1994, it received a conditional use permit to operate a human service-licensed community residential facility for 20 residents. In 2008, the property received a conditional use permit to change the use to transitional housing (ZF #08-177-989).
 - G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 6 Council has not provided input regarding the application.
 - H. **FINDINGS:**
 1. The application proposes to use a one-story concrete block structure built in 1960 as a human service-licensed community residential facility for 20 residents. The building has 10 double-occupancy bedrooms, a lounge, a kitchen, a dining room, restroom facilities, and four office/group rooms.
 2. The zoning code defines "Community residential facility, licensed human service" as: "One main building, or portion thereof, on one zoning lot where one or more children or persons with mental retardation or related conditions, mental illness, chemical dependency or physical handicaps reside on a 24-hour-per-day basis under the auspices of a program licensed by the state department of human services to provide lodging in conjunction with monitoring, supervision, treatment, rehabilitation, habilitation, education or training of the residents of the facility."
 3. The primary functional difference between the existing transitional housing and the proposed human service-licensed community residential facility is that residential treatment services (e.g. chemical dependency and mental health services) will be provided at the facility. The makeup of the residents is not anticipated to change. The applicant plans to make numerous improvements to the building's interior and exterior, including adding a gazebo and landscaping.

4. §61.501 lists five standards that all conditional uses must satisfy:

- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan's Housing Chapter, Goal 3.4 calls for the city to assist in the preservation and production of supportive housing, such as proposed by this application.
- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. A driveway is provided from the 18-space parking lot to the street. Public transit is provided on Jackson Street.
- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed use existed previously on this site from 1994 to 2008 and a similar use existed from 2008 to the present, both without reported or apparent negative effects on the neighborhood. The site's history since 1994 indicates that this type of use can operate at this location without detriment to the neighborhood.
- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is similar to current and past uses and will not impede the normal and orderly development and improvement of the surrounding property.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to the RM1 zoning district and meets all of the standards and conditions of the conditional use, as specified in §65.153 and discussed below.

5. §65.153 lists the standards and conditions for a human service-licensed community residential facility:

- a) *The facility shall be a minimum distance of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4-B5 business districts where it shall be at least 600 feet from any other such facility.* This condition is met. The facility is at least 1,320 feet from any such facilities located within the borders of Saint Paul. The Maplewood border is located less than 700 feet north of the facility. Though Saint Paul staff do not track such facilities beyond the city borders, the applicant reports that no such facilities are located within 1,320 feet of the subject site in either jurisdiction.
- b) *In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IR-I2 industrial districts, the facility shall serve 16 or fewer facility residents.* This condition does not apply. The facility is located in an RM1 district.
- c) *In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.* This condition is met if the subject application is approved.
- d) *In B4-B5 business districts, the facility shall be located in a multiple-family structure.* This condition does not apply. The facility is in an RM1 district.
- e) *Except in B4-B5 business districts, facilities serving 17 or more facility residents shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of two (2) guest rooms.* This condition is met. The 10-bedroom facility requires a 13,000 square foot lot according to this regulation; the subject lot is 43,059 square feet.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for human service-licensed community residential facility for up to 20 residents, subject to the additional condition that final plans approved by City staff for this use shall be in substantial compliance with the plan submitted and representations made as part of this application.



CONDITIONAL USE PERMIT APPLICATION

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 #	13-151984
Fee:	
Tentative Hearing Date:	2-28-13

PA=6

192922210106

APPLICANT

Name Meridian Behavioral Health
 Address 550 Main St., Suite 230
 City New Brighton St. MN Zip 55112 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) John Seymour Phone 612-916-0552

PROPERTY LOCATION

Address / Location 1609 Jackson St., St. Paul, MN
 Legal Description PIN 192922210106 Gurney Highland Park
1 thru 6 & 19 thru lot 24 Bk 9 Current Zoning RM1
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 153, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please see attached documentation **RECEIVED**
 FEB 07 2013
 Per _____

CK 22776
800^{cc}

Required site plan is attached

Applicant's Signature John Seymour Date 2/7/13 City Agent pdh
 2-7-13

Building background/history

The one-story block structure at 1609 Jackson was built in 1960, and has been used as a residential facility since 1972. From 1994 thru 2008, the building housed Meridian Behavioral Health's Tapestry program which operated a 20-resident chemical dependency treatment facility for adults. In 1994, the Saint Paul Planning Commission approved a special Conditional Use Permit to allow 20 residents into Meridian's adult chemical dependency treatment program. Since 2008, the building has been used by Transition Homes for transitional housing for 20 residents. The Transition Homes residents consist of adults with co-occurring chemical dependency and mental health illness.

The building has 10 double occupancy bedrooms, a lounge, kitchen, dining room and restroom facilities. It also has four rooms for staff offices and group rooms.

Proposed use

The proposed use for the building is to operate as a 20-resident chemical dependency treatment facility, thus a return to its previous use as a residential supervised living facility as was the Tapestry program during 1994 to 2008. Residents will consist of adults with chemical dependency and mental illness and be part of a highly structured program.

There is a strong need to provide residential treatment services for adults with co-occurring chemical dependency and mental health illness. Currently, Meridian Behavioral Health operates 5 residential programs with a total waitlist of 47 prospective clients seeking our services. This facility -- and associated program -- would allow us to serve an unmet, and growing need in the community.

We will make significant improvements to the building that will increase the value and appearance for this site and surrounding area. We will make investments to both the interior and exterior of the building, and property that surrounds the building (landscaping) -- please see site plans for more detail (Phase I -- III). The initial improvements are represented in Phase I; over time, we intend to make improvements represented in Phase II and III. Included will be motion/safety lights on the outside of the building. These improvements will enhance the existing character and safety of the building and neighborhood.

As such, we are applying for a Conditional Use Permit that meets the relevant conditions of Section 61.501 (Conditional use permit, general standards) and Section 65.153 (Community residential facility, licensed human service", as follows:

Sec. 61.501. - Conditional use permit, general standards.

Below lists the five standards that all conditional uses must satisfy:

- (a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

This condition is met. The property is appropriately zoned for the proposed use (RM1) and the use is permitted with a conditional use permit.

- (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

This condition is met. The property will use the existing 18-space parking to the rear of the building, which has an access drive that connects to it from Jackson Street. In addition, two bus routes travel along Jackson Street in front of the property, and there is a sidewalk from Jackson Street to the front entrance of the property. Therefore, there is adequate vehicular and pedestrian access to and from the site.

- (c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

This condition is met. The proposed facility is a residential use that will not be detrimental to the existing character of the development of the neighborhood or endanger the public health, safety and general welfare. The proposed use is similar to the existing use -- and identical to previous use -- of the structure as a Community Residential Facility (CRF) licensed by the Department of Human Services for adults with chemical dependency and mental illness. Further, we will be making improvements to the building that would increase the value and appearance for this site and surrounding area.

- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This condition is met. The use will not impede the normal orderly development and improvement of the surrounding property for uses in the district, particularly in light of the proposed property and site improvements.

- (e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This condition is met, as the use conforms to the RM1 zoning district and meets all of the standards and conditions of the conditional use, as specified in Sec. 65.153 as discussed below.

Sec. 65.153. - Community residential facility, licensed human service.

Below lists the standards and conditions that a licensed human service community residential facility must satisfy:

- (a) The facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4—B5 business districts where it shall be at least six hundred (600) feet from any other such facility.

This condition is met. There are no such facilities within 1,320 feet of the building.

- (b) In RL—RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS—B3 business and IR—I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents.

This condition is not applicable—the building is in a RM1 district.

- (c) In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.

We are applying for the requisite conditional use permit to operate a "Community residential facility, licensed human service". Once this CUP is approved, this condition will be met.

- (d) In B4—B5 business districts, the facility shall be located in a multiple-family structure.

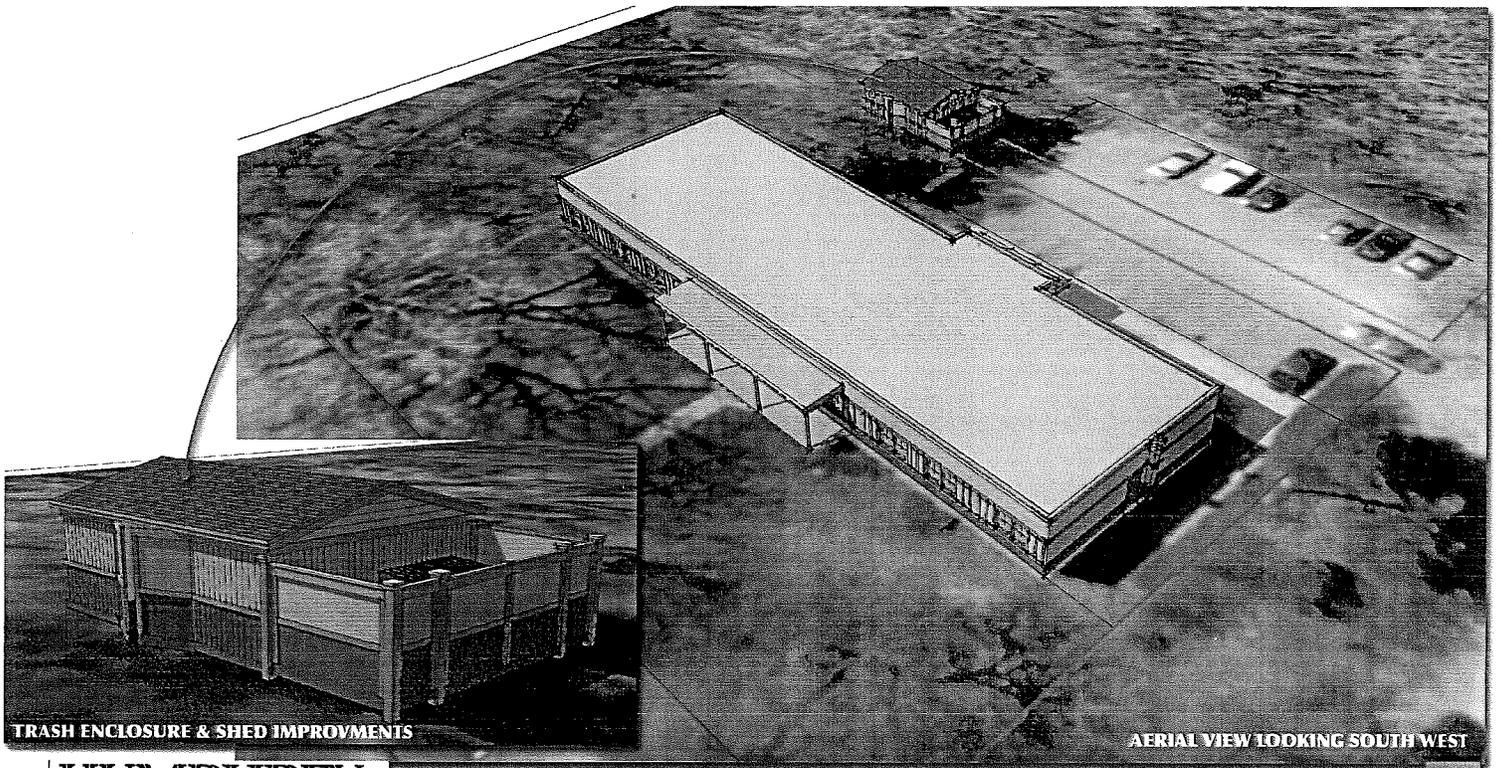
This condition is not applicable—the building is in a RM1 district.

- (e) Except in B4—B5 business districts, facilities serving seventeen (17) or more facility residents shall have a minimum lot area of five thousand (5,000) square feet plus one thousand (1,000) square feet for each guest room in excess of two (2) guest rooms.

This condition is met. The 10 bedroom facility requires a lot size of 13,000 square feet (5,000 + 8,000). The lot size is 43,059 square feet.

MERIDIAN PROGRAMS
1609 Jackson St. N
St. Paul, MN 55117

PHASE I - BUILDING IMPROVEMENTS & TRASH ENCLOSURE



TRASH ENCLOSURE & SHED IMPROVEMENTS

AERIAL VIEW LOOKING SOUTH WEST



P.O. BOX 36 • Woodville, WI 54028 • ph.715.781.5162
roger@emgadantage.com • www.humphreyengineering.com

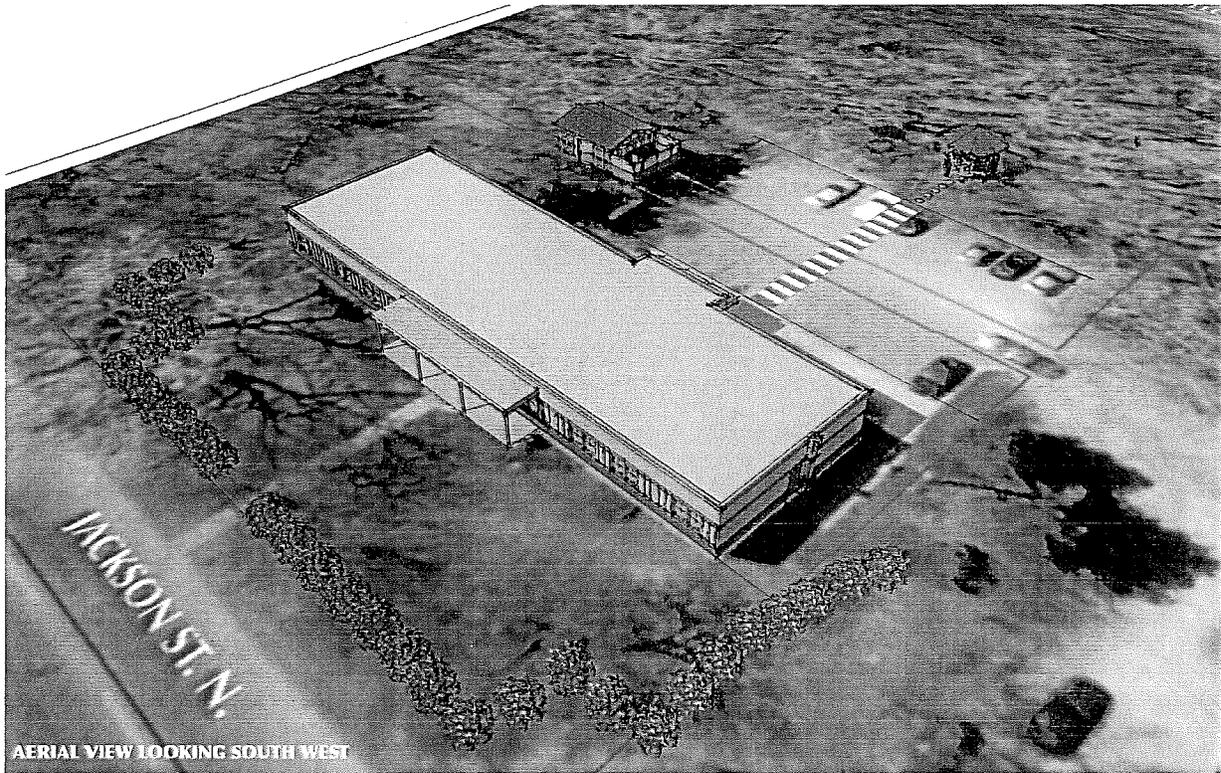
Putman Planning & Design
724 Riverside Dr. N. • Hudson, WI 54016 • ph.715.381.8291
marc@putmanplanninganddesign.com
www.putmanplanninganddesign.com

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& DESIGN**

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MERIDIAN PROGRAMS
1609 Jackson St. N
St. Paul, MN 55117

PHASE II - LILAC HEDGES, GAZEBO, & WALKWAY TO GAZEBO



AERIAL VIEW LOOKING SOUTH WEST

HUMPHREY
ENGINEERING

P.O. BOX 36 • Woodville, WI 54028 • ph.715.781.5162
roger@emgadvantage.com • www.humphreyengineering.com

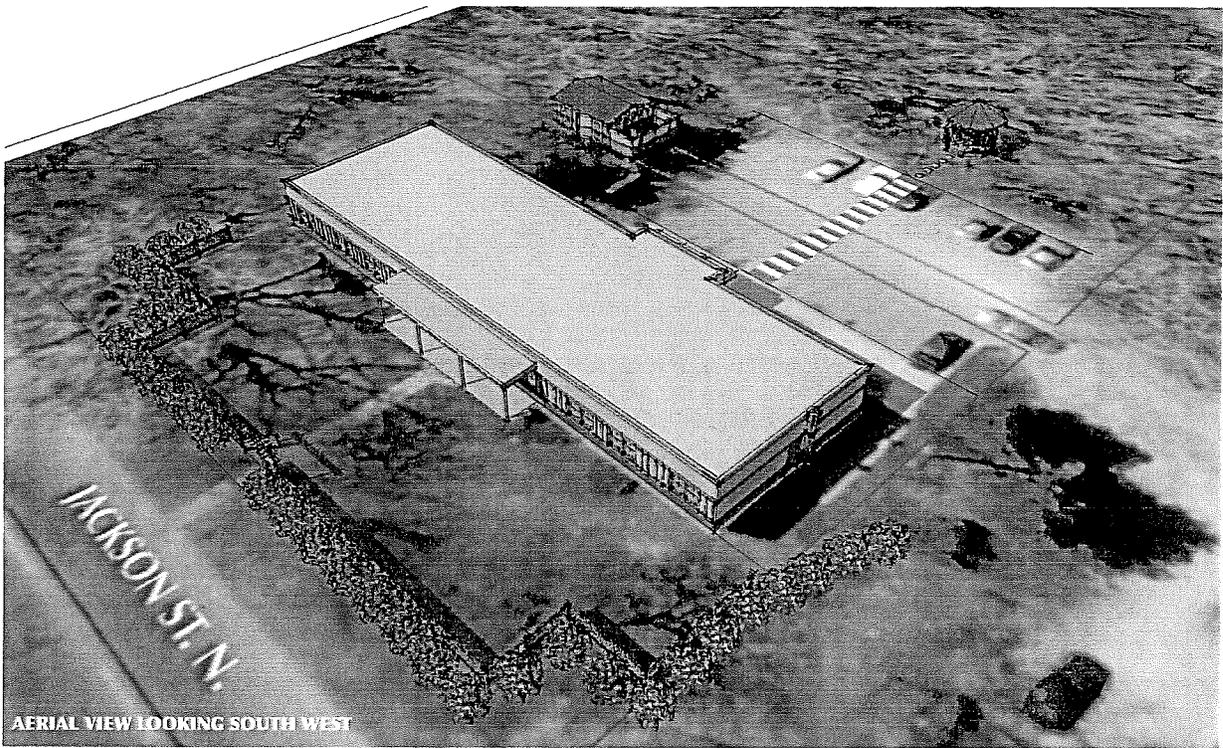
Putman Planning & Design
724 Riverside Dr. N. • Hudson, WI 54016 • ph.715.381.8291
marc@putmanplanninganddesign.com
www.putmanplanninganddesign.com

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& DESIGN

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MERIDIAN PROGRAMS
1609 Jackson St. N
St. Paul, MN 55117

PHASE III - FRONT FENCE & GATEWAY BEHIND LILAC BUSHES



AERIAL VIEW LOOKING SOUTH WEST

HUMPHREY
ENGINEERING

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GISmo Oblique Photography

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LARPENTEUR

WANDA

R2

WHEELLOCK

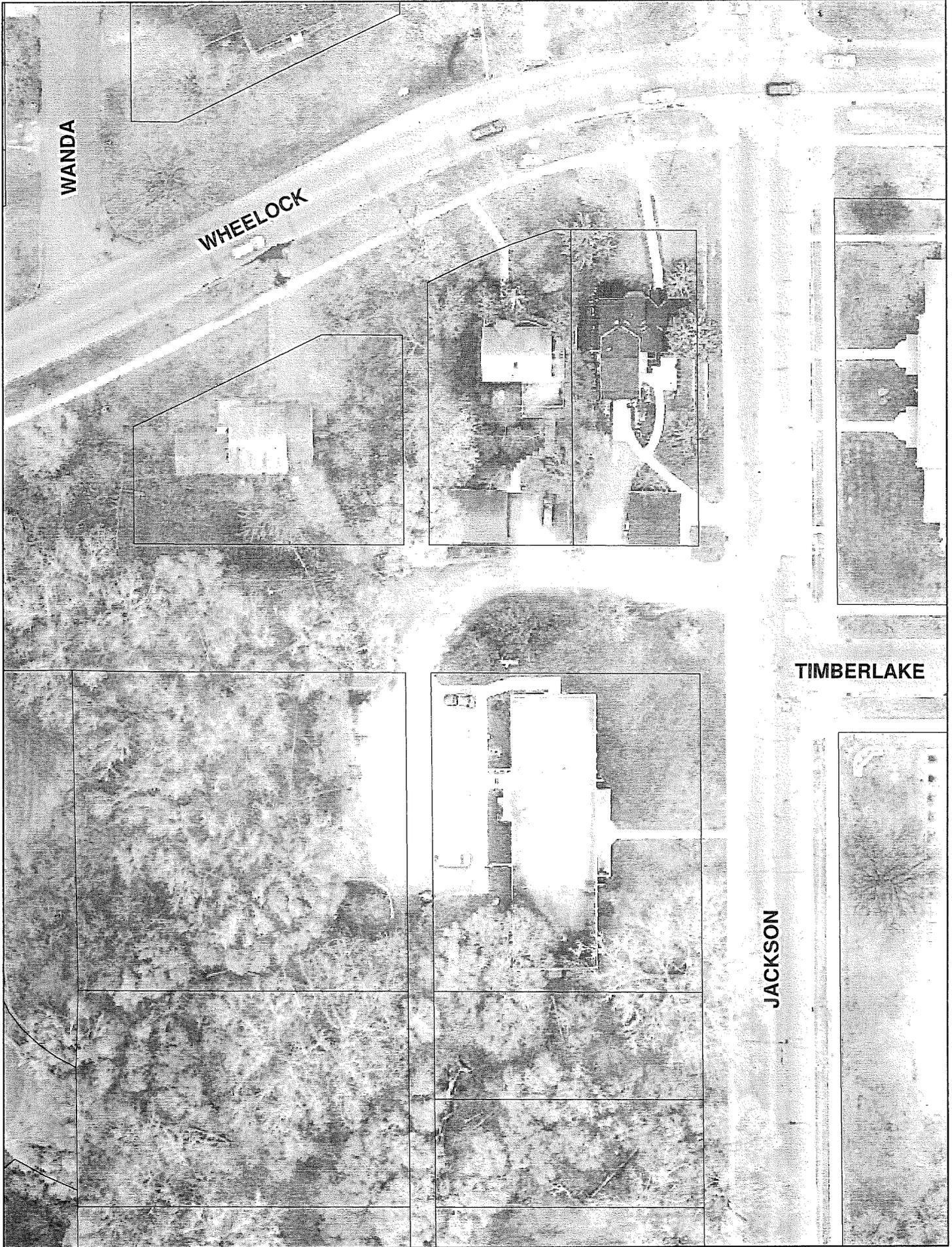
TIMBERLAKE

JACKSON

RM1

BIGLOW



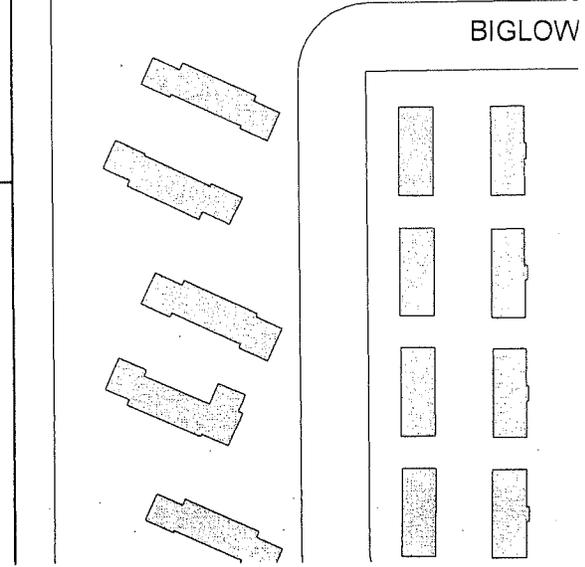
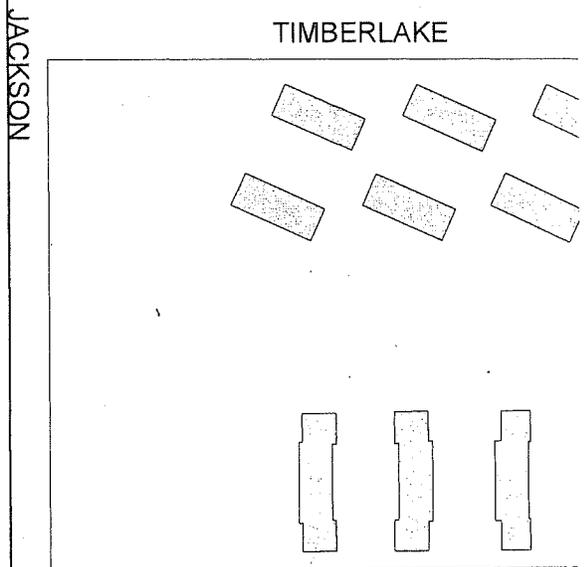
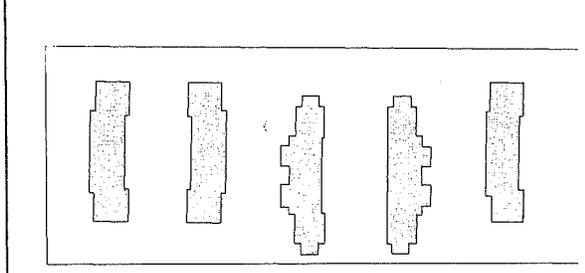
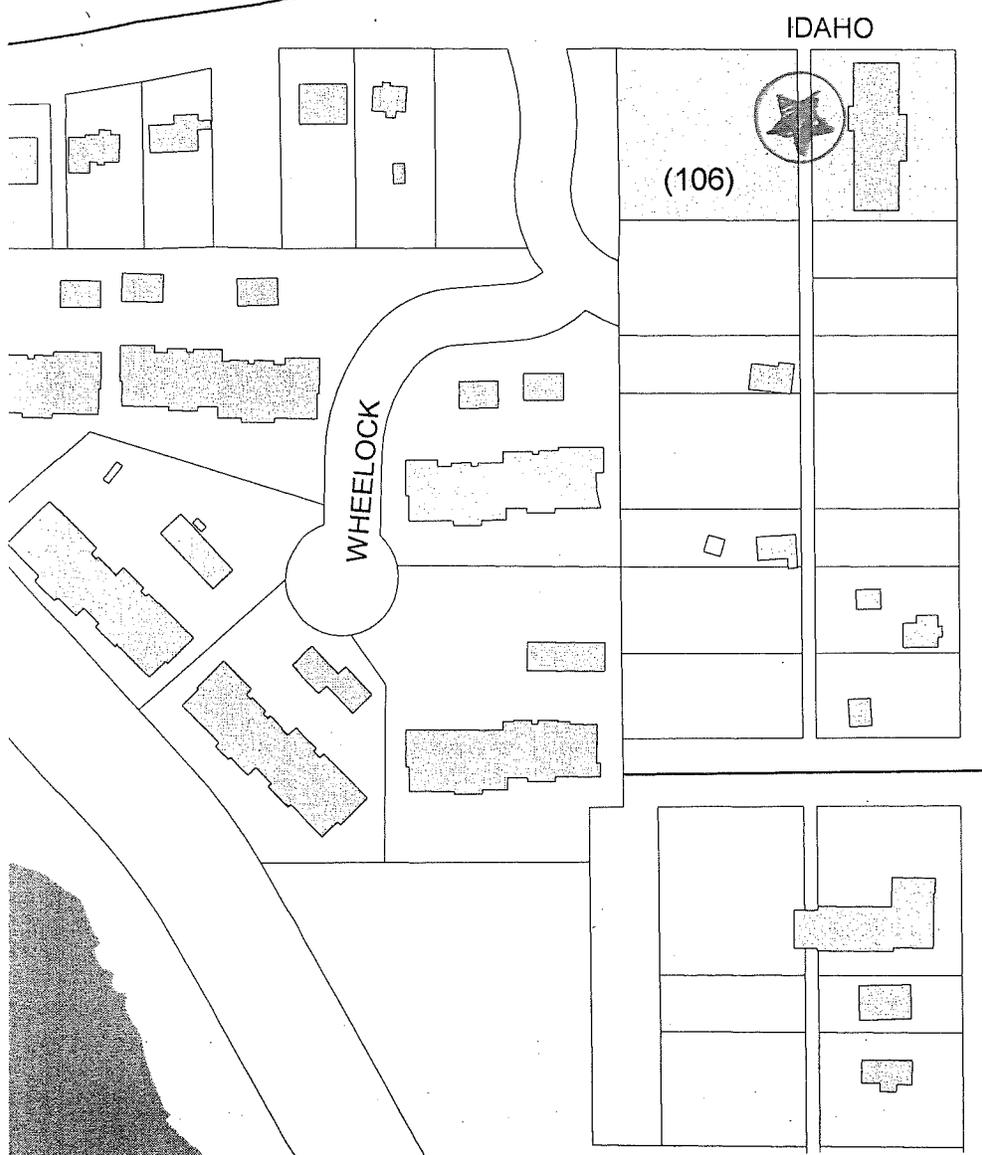
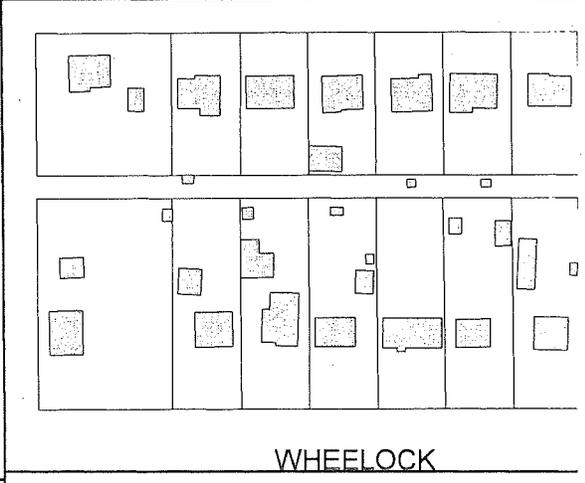
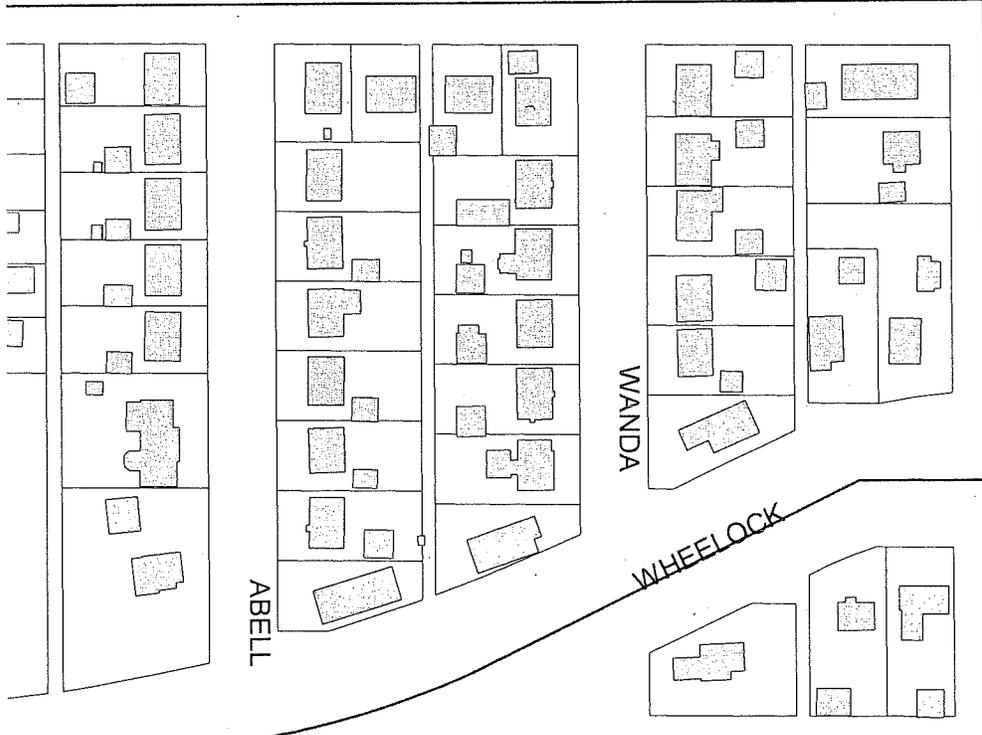


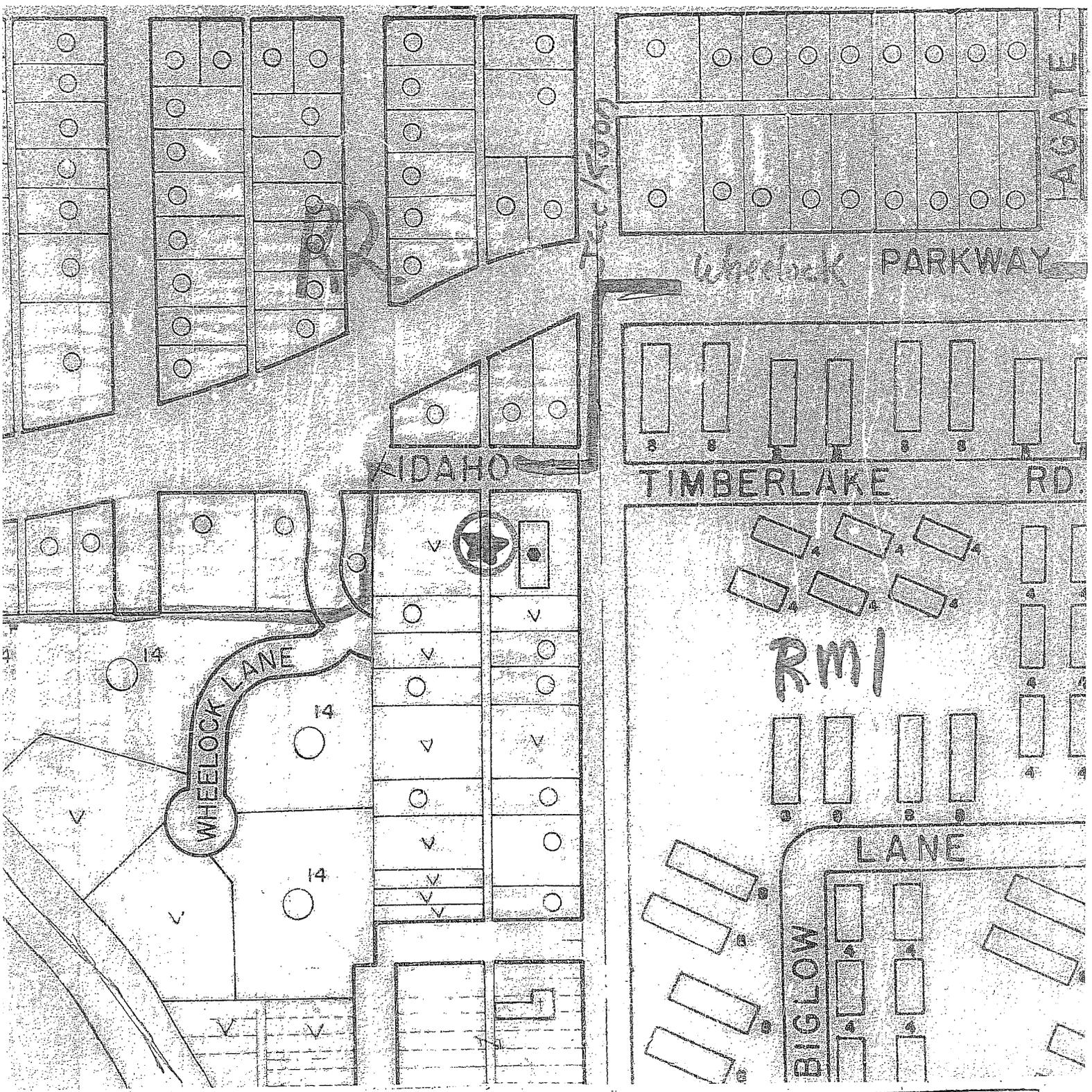
WANDA

WHEELLOCK

TIMBERLAKE

JACKSON





APPLICANT Meridian Behavioral
 PURPOSE Conditional USE
 FILE # 13-151984 DATE _____
 PLNG. DIST. 6 Land Use Map # 5
 SCALE 1" = 400' Zoning Map # 4

LEGEND

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



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Saint Paul HRA **FILE #:** 13-152-470
 2. **APPLICANT:** Housing And Redev Auth Of The City Of St Paul **HEARING DATE:** February 28, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 719 Burr St, SW corner of Minnehaha and Burr
 5. **PIN & LEGAL DESCRIPTION:** 322922210062; Sub Of And Add To Irvines Add Ex W 48 Ft Lot 1 Blk 1
 6. **PLANNING DISTRICT:** 5 **EXISTING ZONING:** B1
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** February 19, 2013 **BY:** Kate Reilly
 9. **DATE RECEIVED:** February 7, 2013 **60-DAY DEADLINE FOR ACTION:** April 8, 2013
-

- A. **PURPOSE:** Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential.
- B. **PARCEL SIZE:** 80 ft (Minnehaha) x 55 ft (Burr) totaling 4,400 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** The property is surrounded on all sides by residential uses zoned RT1.
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This property was purchased by the Saint Paul Housing and Redevelopment Authority in 2005. The building was demolished in 2010. The Housing and Redevelopment Authority has petitioned the City Council for an adjustment of common boundary in order to make the property to the west more saleable, while still maintaining a buildable lot at 719 Burr.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 5 had not commented at the time this staff report was prepared.
- H. **FINDINGS:**
 1. The Housing and Redevelopment Authority of the City of Saint Paul is requesting that 719 Burr Street be rezoned from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential in order to accommodate the potential construction of a single- or two-family home on the property.
 2. The proposed zoning is consistent with the way this area has developed. The area has developed as a mix of single- and two-family homes, with some institutional uses throughout. According to Sec. 66.213 Intent, RT1 two-family residential district, "The RT1 two-family residential district provides for an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district." According to Sec. 66.311 and 66.312 the intent of T districts generally and T1 districts specifically is to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks and to provide a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses.
 3. The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with Comprehensive Plan (2010) Land Use Policy 1.1 *Guide the development of housing in Established neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors*. This area is a residential corridor within an established neighborhood and the rezoning will allow for additional

housing units to be created. The Railroad Island Updated Area Plan Summary (2007) seeks to encourage new housing in the community and encourage new single-family housing to be built.

4. The proposed zoning is compatible with the surrounding uses. T1 and RT1 both accommodate one- and two-family homes. The subject properties are surrounded by residential and institutional uses.
 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.*" This is not an occurrence of spot zoning as the T1 district provides a transitional use of land along a major thoroughfare (Minnehaha) to the residential neighborhood and the portion being rezoned to RT1 extends the current RT1 district.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential.



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 #: 13-152032
 Fee: 1200
 Tentative Hearing Date:
2-28-13

PD=5
 #

APPLICANT

Property Owner HRA - St. Paul 322922210062
322922210063
 Address 25 West Fourth Street, Suite 1100
 City St. Paul St. MN Zip 55102 Daytime Phone 651-266-6561
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 476 Hennepin Avenue E / 719 Burr Street
 Legal Description Sub of and Add to Irvin's Add W 48 Ft of Lot 1 Bk1
Sub of and Add to Irvin's Add Ex W 48 Ft Lot 1 Bk1 Current Zoning _____
 (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,
St. Paul HRA, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

- The portion of 719 Burr Street property added to 476 Hennepin Ave. E. is changing from B1 to RT-1
- 719 Burr Street is changing from B1 to T11

(attach additional sheets if necessary)

Subscribed and sworn to before me on 13 days of Feb. 2013.

By: [Signature]
 Cecile Bedon,
 Executive Director
 of the Housing + Redevelopment
 Authority

Attachments as required: Site Plan Consent Petition Affidavit

[Signature]
 LAURA L. ECKERT
 NOTARY PUBLIC - MINNESOTA
 MY COMMISSION
 EXPIRES JAN. 31, 2015

Subscribed and sworn to before me

this Thursday day
 of Feb 7, 2012.

[Signature]
 Notary Public

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

By: [Signature]
 Fee owner of property
 Title: Senior Project Manager

EXISTING LEGAL DESCRIPTION:
 PARCEL 1: 46 feet of Lot 1, Block 1, Subdivision of and Addition to the west side of Lot 1, Block 1, Ramsay County, Minnesota. (Parcel Number: 32.29.22.21.0083)
 PARCEL 2: Lot 1, Block 1, Subdivision of and Addition to Irvin's Addition of Ramsay County, Minnesota. (Parcel Number: 32.29.22.21.0082)

PROPOSED LEGAL DESCRIPTION:
PROPOSED PARCEL A:
 The west 60.31 feet of Lot 1, Block 1, Subdivision of and Addition to Irvin's Addition of Outlots to St. Paul, Ramsey County, Minnesota.
PROPOSED PARCEL B:
 All that part of Lot 1, Block 1, Subdivision of and Addition to Irvin's Addition of Outlots to St. Paul, Ramsey County, Minnesota, lying westerly of the west 60.31 feet thereof.

TRANSFER PARCEL LEGAL DESCRIPTION:
 PORTION OF 719 BURR STREET PROPERTY ADDED TO 476 MINNEHAHA AVENUE EAST.
 The westerly 12.31 feet of the westerly 60.31 feet of Lot 1, Block 1, Subdivision of and Addition to Irvin's Addition of Outlots to St. Paul.

NOTES:
 1. The orientation of this bearing system is based on the Ramsey County Coordinate Grid. (NAD 83-86 Adj.)
 2. The area of the property described hereon is 7,350 square feet.
 3. No title work was provided in the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances to the property.
 4. Visible improvements are shown on the survey. Other improvements not visible to the surveyor may be present.
 5. Existing utilities and services shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher One per Ticket No. 11282280 and 11282572. Other utilities and services may be present and location of all utilities and services should be obtained from the respective utilities prior to any design, planning or excavation.

CERTIFICATION:
 I hereby certify that this survey was prepared by me or under my direct supervision and in accordance with the laws of the State of Minnesota.
 Dated this 8th day of December, 2012.
 Revised February 5, 2013 (Transfer parcel Description)

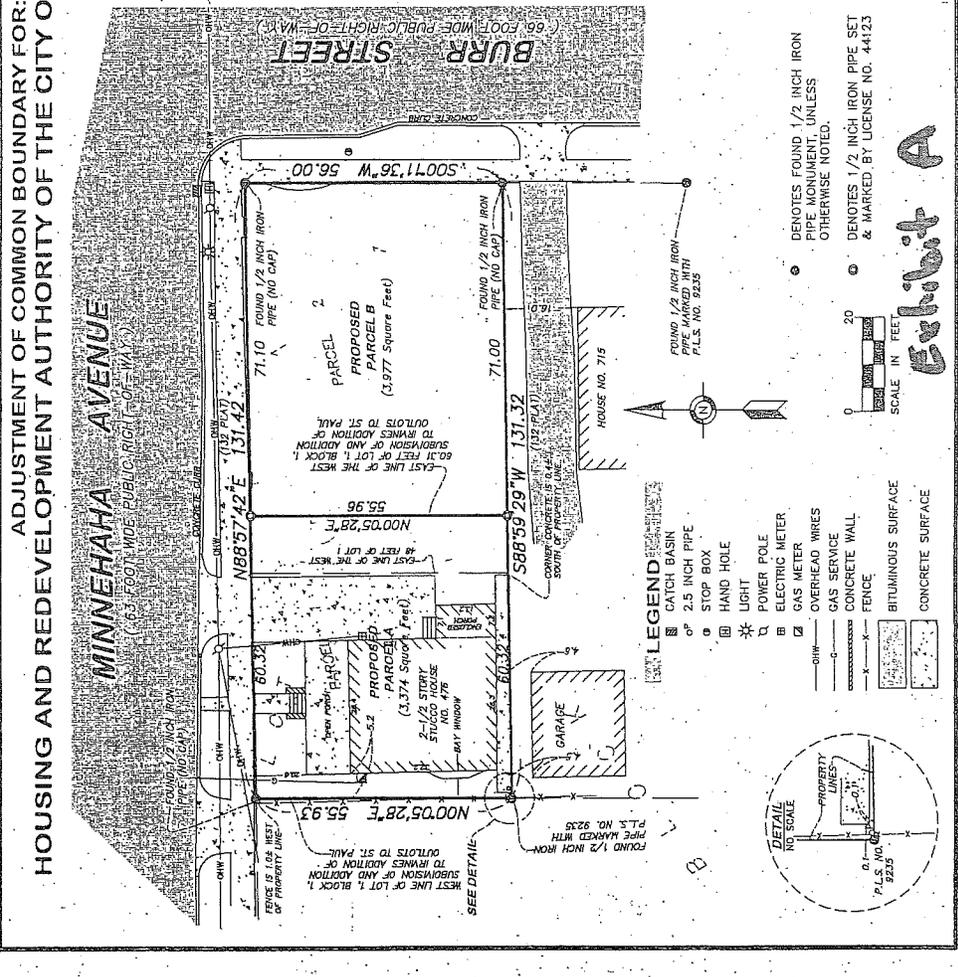
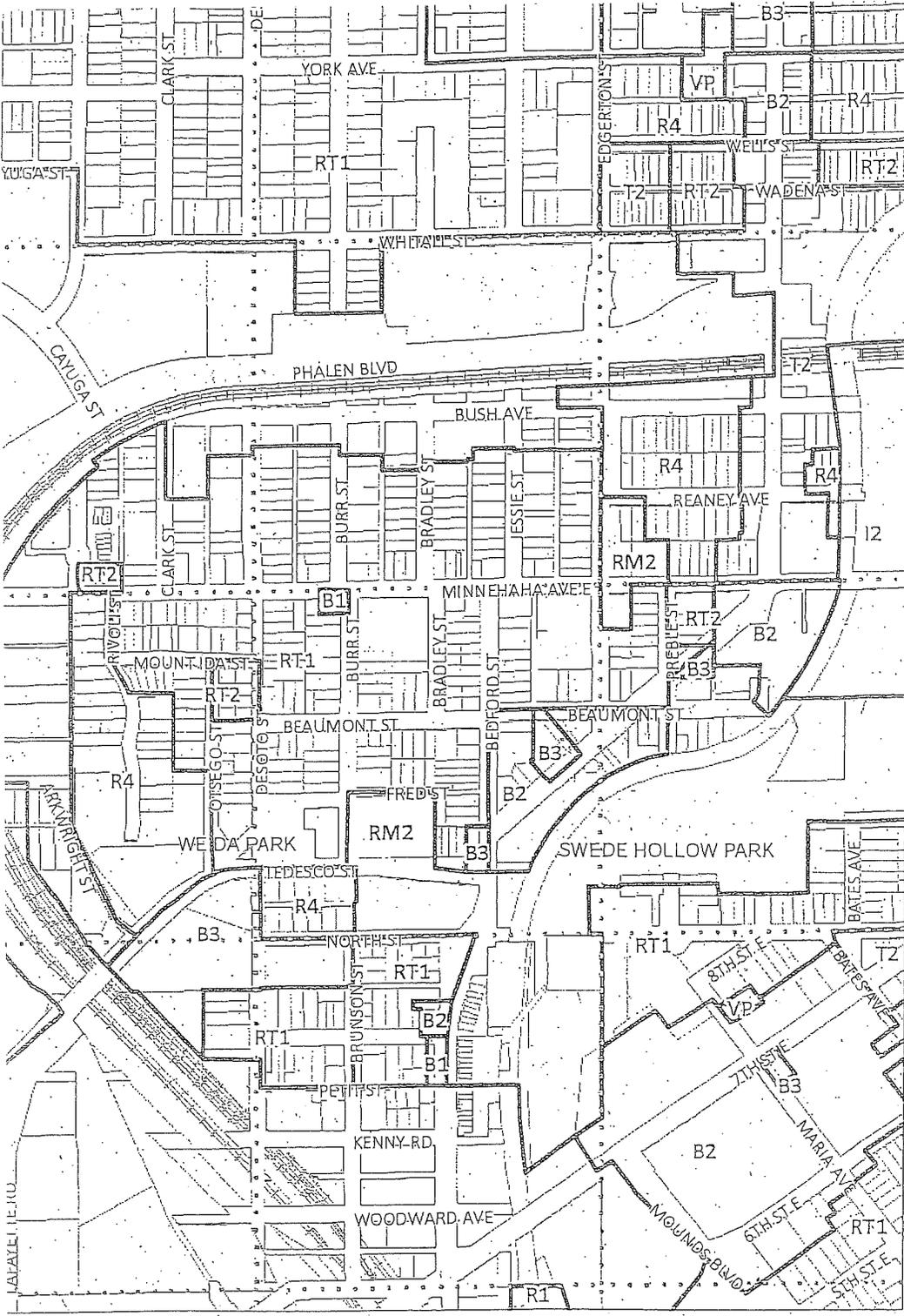


Exhibit A



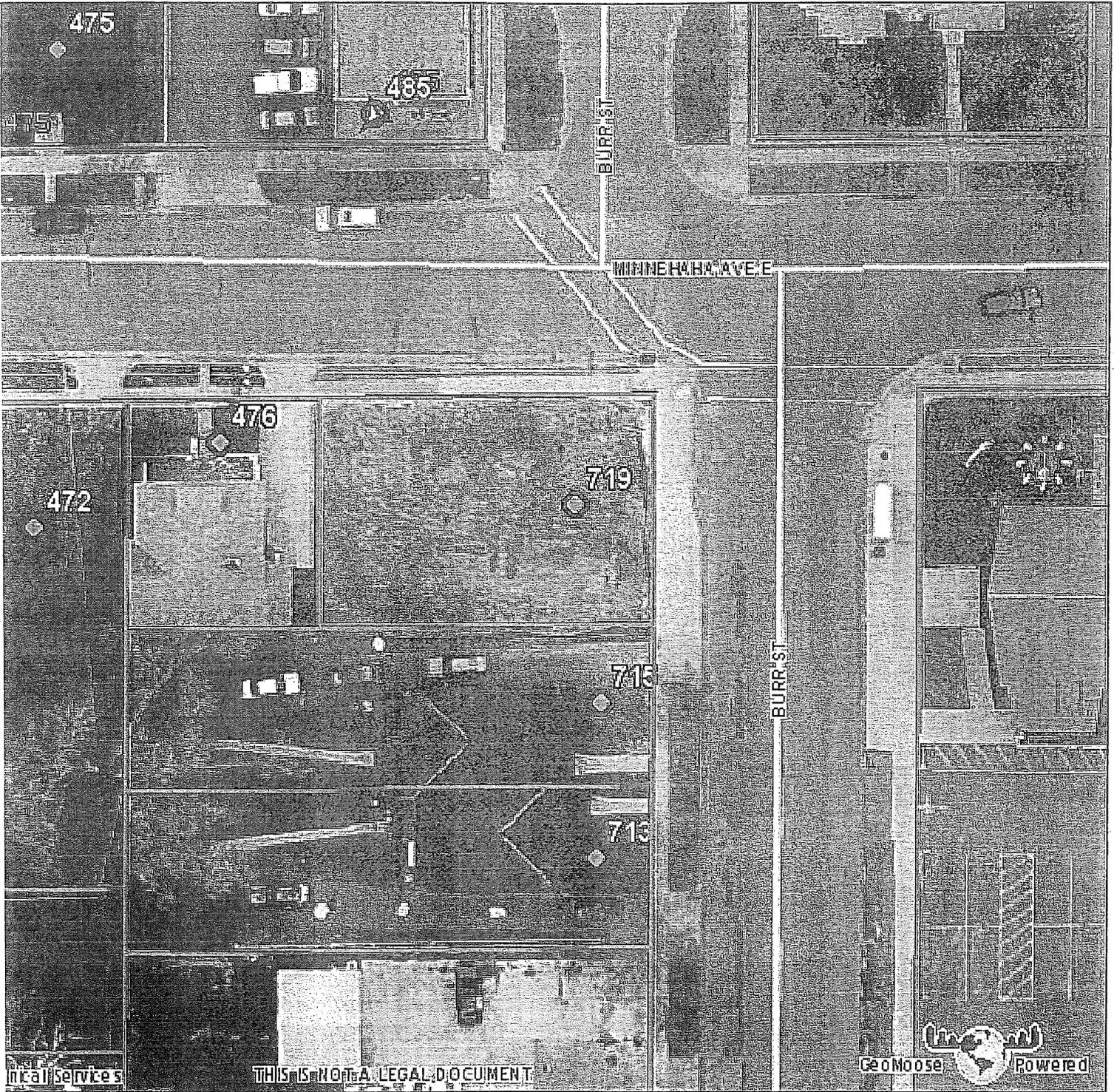
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IR Light Industrial Restricted
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27		28	29
30	31				32

0 165 330 660
 Feet
 1" = 1/8 mile (660 feet)

PANEL 10

ZONING LAST UPDATED NOVEMBER 16, 2011



475

485

BURR ST

MINNEHAWA AVE

476

472

719

715

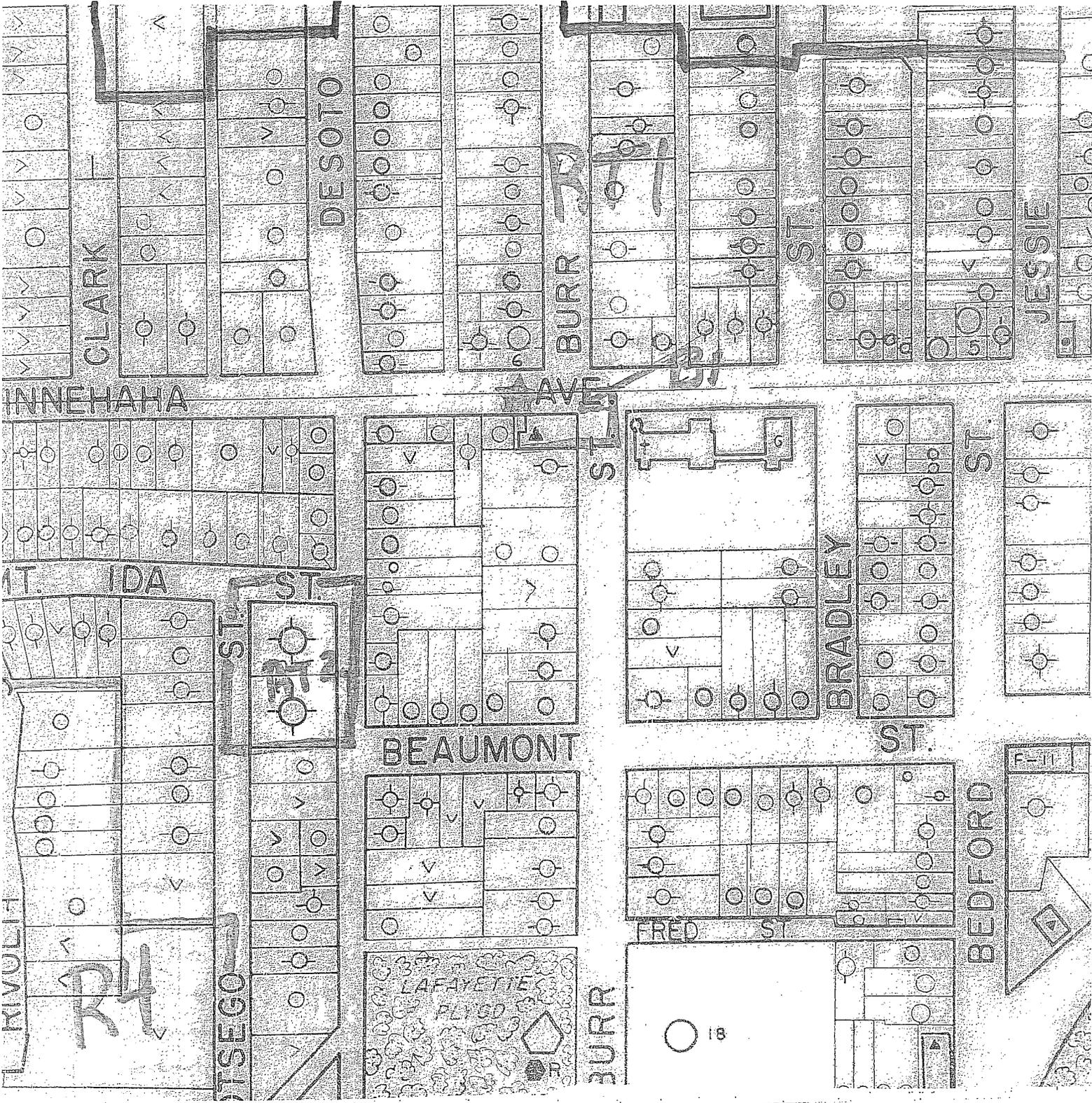
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BURR ST

ical Services

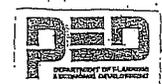
THIS IS NOT A LEGAL DOCUMENT

GeoMoose Powered



APPLICANT St. Paul HRA
 PURPOSE Rez
 FILE # 13-152032 DATE _____
 PLNG. DIST 5 Land Use Map # 13
 Zoning Map # 10
 SCALE 1" = 400'

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: March 1, 2013
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of February 28, 2013 Zoning Committee Hearing

NEW BUSINESS

- | | | <u>Recommendation</u> | |
|----|---|---------------------------|--|
| | | <u>Staff</u> | <u>Committee</u> |
| 1. | Meridian Behavioral Health (13-151-984)
Conditional use permit for human service-licensed community residential facility for up to 20 residents | Approval with a condition | Approval with a condition
(5 - 0) |
| | Address: 1609 Jackson St
West side at Timberlake Road | | |
| | District Comment: District 6 recommended approval | | |
| | Support: 0 people spoke, 1 letter | | |
| | Opposition: 0 people spoke, 0 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval with a condition | | |
| | | <u>Recommendation</u> | |
| | | <u>Staff</u> | <u>Committee</u> |
| 2. | Saint Paul HRA (13-152-470)
Rezoning the east 71 feet at 719 Burr Street from B1 Local Business to T1 Traditional Neighborhood, and rezoning the west 12 feet that will be part of the parcel at 476 E. Minnehaha from B1 to RT1 Two-Family Residential to match existing zoning of the parcel. | Approval | Approval
(5 - 0) |
| | Address: 719 Burr St
SW corner of Minnehaha and Burr | | |
| | District Comment: District 5 made no recommendation | | |
| | Support: 0 people spoke, 0 letters | | |
| | Opposition: 0 people spoke, 0 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval | | |

city of saint paul
planning commission resolution
file number
date

WHEREAS, Meridian Behavioral Health, File # 13-151-984, has applied for a conditional use permit for a human service-licensed community residential facility for up to 20 residents under the provisions of §65.153 and §61.501 of the Saint Paul Legislative Code, on property located at 1609 Jackson St, Parcel Identification Number (PIN) 192922210106, legally described as Gurney Highland Park 1 Thru 6 & 19 Thru Lot 24 Blk 9; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 28, 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 application proposes to use a one-story concrete block structure built in 1960 as a human service-licensed community residential facility for 20 residents. The building has 10 double-occupancy bedrooms, a lounge, a kitchen, a dining room, restroom facilities, and four office/ group rooms.
2. The zoning code defines "Community residential facility, licensed human service" as: "One main building, or portion thereof, on one zoning lot where one or more children or persons with mental retardation or related conditions, mental illness, chemical dependency or physical handicaps reside on a 24-hour-per-day basis under the auspices of a program licensed by the state department of human services to provide lodging in conjunction with monitoring, supervision, treatment, rehabilitation, habilitation, education or training of the residents of the facility."
3. The primary functional difference between the existing transitional housing and the proposed human service-licensed community residential facility is that residential treatment services (e.g. chemical dependency and mental health services) will be provided at the facility. The makeup of the residents is not anticipated to change. The applicant plans to make numerous improvements to the building's interior and exterior, including adding a gazebo and landscaping.
4. §61.501 lists five standards that all conditional uses must satisfy:
 - a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan's Housing Chapter, Goal 3.4 calls for the city to assist in the preservation and production of supportive housing, such as proposed by this application.
 - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. A driveway is provided from the 18-space parking lot to the street. Public transit is provided on Jackson Street.

moved by _____

seconded by _____

in favor _____

against _____

- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed use existed previously on this site from 1994 to 2008 and a similar use existed from 2008 to the present, both without reported or apparent negative effects on the neighborhood. The site's history since 1994 indicates that this type of use can operate at this location without detriment to the neighborhood.
 - d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is similar to current and past uses and will not impede the normal and orderly development and improvement of the surrounding property.
 - e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to the RM1 zoning district and meets all of the standards and conditions of the conditional use, as specified in §65.153 and discussed below.
5. §65.153 lists the standards and conditions for a human service-licensed community residential facility:
- a) *The facility shall be a minimum distance of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4-B5 business districts where it shall be at least 600 feet from any other such facility.* This condition is met. The facility is at least 1,320 feet from any such facilities located within the borders of Saint Paul. The Maplewood border is located less than 700 feet north of the facility. Though Saint Paul staff do not track such facilities beyond the city borders, the applicant reports that no such facilities are located within 1,320 feet of the subject site in either jurisdiction.
 - b) *In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IR-I2 industrial districts, the facility shall serve 16 or fewer facility residents.* This condition does not apply. The facility is located in an RM1 district.
 - c) *In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.* This condition is met if the subject application is approved.
 - d) *In B4-B5 business districts, the facility shall be located in a multiple-family structure.* This condition does not apply. The facility is in an RM1 district.
 - e) *Except in B4-B5 business districts, facilities serving 17 or more facility residents shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of two (2) guest rooms.* This condition is met. The 10-bedroom facility requires a 13,000 square foot lot according to this regulation; the subject lot is 43,059 square feet.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Meridian Behavioral Health for a conditional use permit for a human service-licensed community residential facility for up to 20 residents at 1609 Jackson St is hereby approved subject to the condition that final plans approved by City staff for this use shall be in substantial compliance with the plan submitted and representations made as part of this application.

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, February 28, 2013 3:30PM
City Council Chambers, Room #300
Third Floor City Hall – Saint Paul, Minnesota
6:30 PM

Meridian Behavioral Health Representatives

- Peter Beck, Beck Law
- Fran Sauvageau, President, CEO, Meridian Behavioral Health
- Dean Gilbertson, Executive Director, Meridian Behavioral Health
- Steve Branco, Program Director, Meridian Behavioral Health
- John Seymour, Director of Marketing and Business Development, Meridian Behavioral Health

Agenda

- **Introduction**

- **About Meridian Behavioral Health**
 - Founded in 1989, Meridian Behavioral Health (MBH) is a leading behavioral healthcare company in Minnesota, providing a full continuum of mental health and substance abuse services.
 - MBH, with a mission focused on recovery and healing, has a long history providing effective treatment programs that meet the chemical and behavioral health needs of our clients, communities and referents in Minnesota and Ramsey County.

- **Proposed Use – Revert Back to Its Previous Use**
 - Operate as a 20-resident chemical dependency treatment facility (human service-operated community residential facility), providing treatment services to adults 18+.
 - Residents will consist of adults 18+ with chemical dependency and mental illness and be part of a highly structured program.

- **Program Fills an Unmet Need**
 - An opportunity to expand our services to serve an unmet need -- clients seeking our services to treat co-occurring chemical dependency and mental health illness.
 - Currently, Meridian Behavioral Health operates 5 residential programs with a total waitlist of 47 prospective clients.

- **Building and Site Improvements To Enhance Value and Appearance**
 - Initially, we plan on making interior and exterior improvements to the building including painting of the exterior, as well as painting and fencing of the shed.
 - Over time, we intend to make landscaping improvements and add decorative fencing around the exterior.
 - Included will be motion/safety lights on the outside of the building.

- **Program Overview**
 - Clients: Adult men/women 18+
 - 24/7 supervision
 - Licensed staff
 - State licensed
 - Structured programming
 - High safety standards

Frequently Asked Questions (FAQ's)

What services does Meridian Behavioral Health (MBH) provide?

Residential and outpatient chemical health treatment programs that provide addiction education, health services, support and transition back into the community for men and women who are dependent on or abuse alcohol or drugs.

Who comes for treatment? Where do they come from?

The men and women who come to MBH are grandmothers and grandfathers, mothers and fathers, sons and daughters, sisters and brothers, aunts, uncles and friends. Most are from counties in Minnesota; some are referred to us from outside the state.

Are residents screened for health problems?

In the case for residential treatment, each resident receives a thorough physical examination and testing as required by our licensing agencies. Our Medical Director provides direction regarding any health concerns. We don't provide services to clients who need to be placed in isolation or restraint.

Are residents mentally ill or dangerous?

People who abuse drugs and alcohol also may have mental health issues. Our professional staff evaluates each potential resident before they are admitted to the program. Our primary goal is to make sure that our residents, staff and neighbors are safe. We don't admit residents who pose a threat to themselves or others.

What happens if someone slips past the tests?

We closely monitor the behavior of our residents. Our psychiatrists, psychologists, medical personnel and licensed alcohol and drug counselors are on call 24 hours a day. If a resident shows any sign that he/she needs more help than our professionals can give, we quickly take steps to transfer him/her to a facility that can meet his/her needs.

What type of security measures will be in place at the facility?

The building will meet all city, county and state building and safety codes. Sensor motion lights (which will be installed) are triggered by anyone walking on the grounds after dark. Staff members are trained to observe and notify law enforcement if they see unknown vehicles or suspicious individuals on the grounds. State licensing agencies establish and monitor our staff-to-resident ratio. The facility is staffed around the clock. Staff members are always awake when on duty. Managers are on call 24 hours a day to provide direction and consultation.

Our residents attend day and evening educational programming, counseling and group sessions seven days a week. Attendance is recorded at each session. Bed checks are performed each evening.

Do you call the police to assist you or residents?

Our licensing requirements clearly define the situations when law enforcement must be contacted. This includes when emergency medical services are needed. Our staff also reports any suspicious activity it observes to the local authorities. Having these extra eyes in place 24 hours a day benefits everyone in the neighborhood.

What about people using drugs or dealing drugs at the facility?

Residents receive random drug and alcohol screening tests. If a resident tests positive for drugs or alcohol, immediate action is taken. In addition, resident's belongings, visitor's and visitor's packages are searched to keep drugs and alcohol from being brought into the facility. All visiting is done in designated areas that can be monitored by staff members.

Staff members are trained to observe and investigate behavior that might indicate suspicious activity. Guests must present proper identification before they are allowed to enter the facility.



District 6 Planning Council

171 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6ed@dist6pc.org

February 27, 2013

Zoning Committee of the Planning Commission
15 West Kellogg BLVD
Saint Paul, MN 55102

District 6 Planning Council's Land Use Task Force met on February 26, 2013 with Meridian Behavioral Health regarding a Conditional Use Permit for the property located at 1609 Jackson Street. After the applicants' presentation, the Task Force unanimously voted to recommend the issuance of the requested Conditional Use Permit and the Task Force agrees with the staff findings and report.

District 6 agrees that this program, which was originally the use for this property, fulfills a need and Meridian has operated at this site for years, experiencing no issues nor causing any neighborhood concerns. There were neighbors present at the meeting and they voiced no objections.

Thank-you for your consideration of the Planning Council's recommendation and if you have questions, please contact the office at the numbers above.

Regards,

Jeff Martens

Jeff Martens
Land Use Chairman

Cc: Ward 5
Peter Beck

An Affirmative Action Equal Opportunity Employer

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

WHEREAS, The Housing and Redevelopment Authority of the City of Saint Paul, File # 13-152-470, has applied for a rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 719 Burr St, Parcel Identification Number (PIN) 322922210062, legally described as Sub Of And Add To Irvines Add Ex W 48 Ft Lot 1 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 28, 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 Housing and Redevelopment Authority of the City of Saint Paul (HRA) is adjusting the common boundary between 719 Burr and the house to the west at 476 E. Minnehaha (on a 56 ft. x 48 ft. lot = 2688 sq. ft.) in order to make 476 E. Minnehaha saleable while maintaining a buildable lot at 719 Burr. The common boundary will move 12 feet east, making the lot at 476 E. Minnehaha 56 ft. x 60 ft. = 3360 sq. ft., closer to the 5000 sq. ft. minimum lot size requirement for a one-family house in the RT1 Residential district (its current zoning) but still legally nonconforming. The remaining lot at 719 Burr will be 56 feet x 71 ft. = 3976 sq. ft., a conforming lot large enough for a one-family dwelling in the T1 Traditional Neighborhood district.

The HRA is requesting that the east 71 feet at 719 Burr Street be rezoned from B1 Local Business to T1 Traditional Neighborhood, and that the west 12 feet that will be part of the parcel at 476 E. Minnehaha be rezoned to RT1 Two-Family Residential to match the existing zoning of the parcel.

2. The proposed zoning is consistent with the way this intersection of two collector/local bus route streets has developed, with a mix of single-family, duplex, and multifamily residential, a church, and (formerly) small neighborhood commercial land use. According to Sec. 66.213 Intent, RT1 two-family residential district, "The RT1 two-family residential district provides for an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district." According to Sec. 66.311 the intent of T districts is "to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing."

moved by _____
seconded by _____
in favor _____
against _____

3. The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with Comprehensive Plan (2010) Land Use Policy 1.1 *Guide the development of housing in Established neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors*. This area is a residential corridor within an established neighborhood and the rezoning will allow for additional housing units to be created. The Railroad Island Updated Area Plan Summary (2007) seeks to encourage new housing in the community and encourage new single-family housing to be built.
4. The proposed zoning is compatible with the surrounding uses. T1 and RT1 both accommodate one- and two-family homes. The subject properties are surrounded by residential and institutional uses. T1 provides design and dimensional standards appropriate for this small lot and this location.
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.*" This is not an occurrence of spot zoning as the T1 district provides for land use with design and dimensional standards appropriate for this intersection of two collector/local bus route streets, at a location designated as a residential corridor, and the area being rezoned to RT1 is consistent with the existing RT1 zoning of the parcel it will be part of.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of the Housing and Redevelopment Authority of the City of Saint Paul for rezoning the east 71 feet at 719 Burr Street from B1 Local Business to T1 Traditional Neighborhood, and rezoning the west 12 feet that will be part of the parcel at 476 E. Minnehaha from B1 to RT1 Two-Family Residential to match the existing zoning of the parcel be approved.

Revised 2/28/13

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Saint Paul HRA **FILE #:** 13-152-470
 2. **APPLICANT:** Housing And Redev Auth Of The City Of St Paul **HEARING DATE:** February 28, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 719 Burr St, SW corner of Minnehaha and Burr
 5. **PIN & LEGAL DESCRIPTION:** 322922210062; Sub Of And Add To Irvines Add Ex W 48 Ft Lot 1 Blk 1
 6. **PLANNING DISTRICT:** 5 **EXISTING ZONING:** B1
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** February 19 & 28, 2013 **BY:** Kate Reilly
 9. **DATE RECEIVED:** February 7, 2013 **60-DAY DEADLINE FOR ACTION:** April 8, 2013
-

- A. **PURPOSE:** Rezoning from B1 Local Business to T1 Traditional Neighborhood and RT1 Two-Family Residential.
- B. **PARCEL SIZE:** 83 ft (Minnehaha) x 56 ft (Burr) totaling 4,648 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
 - North: 6 unit apartment building (RT1)
 - East: Church (RT1)
 - South: Duplex (RT1)
 - West: One-family dwelling (RT1)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This property was purchased by the Saint Paul Housing and Redevelopment Authority in 2005. The grocery store on the site was demolished in 2010.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 5 had not commented at the time this staff report was prepared.
- H. **FINDINGS:**
 1. The Housing and Redevelopment Authority of the City of Saint Paul (HRA) is adjusting the common boundary between 719 Burr and the house to the west at 476 E. Minnehaha (on a 56 ft. x 48 ft. lot = 2688 sq. ft.) in order to make 476 E. Minnehaha saleable while maintaining a buildable lot at 719 Burr. The common boundary will move 12 feet east, making the lot at 476 E. Minnehaha 56 ft. x 60 ft. = 3360 sq. ft., closer to the 5000 sq. ft. minimum lot size requirement for a one-family house in the RT1 Residential district (its current zoning) but still legally nonconforming. The remaining lot at 719 Burr will be 56 feet x 71 ft. = 3976 sq. ft., a conforming lot large enough for a one-family dwelling in the T1 Traditional Neighborhood district.

The HRA is requesting that the east 71 feet at 719 Burr Street be rezoned from B1 Local Business to T1 Traditional Neighborhood, and that the west 12 feet that will be part of the parcel at 476 E. Minnehaha be rezoned to RT1 Two-Family Residential to match the existing zoning of the parcel.
 2. The proposed zoning is consistent with the way this intersection of two collector/local bus route streets has developed, with a mix of single-family, duplex, and multifamily residential, a church, and (formerly) small neighborhood commercial land use. According to Sec. 66.213 Intent, RT1 two-family residential district, "The RT1 two-family residential district provides for an environment of predominantly low density one- and

two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district." According to Sec. 66.311 the intent of T districts is "to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing."

3. The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with Comprehensive Plan (2010) Land Use Policy 1.1 *Guide the development of housing in Established neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors*. This area is a residential corridor within an established neighborhood and the rezoning will allow for additional housing units to be created. The Railroad Island Updated Area Plan Summary (2007) seeks to encourage new housing in the community and encourage new single-family housing to be built.
 4. The proposed zoning is compatible with the surrounding uses. T1 and RT1 both accommodate one- and two-family homes. The subject properties are surrounded by residential and institutional uses. T1 provides design and dimensional standards appropriate for this small lot and this location.
 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.*" This is not an occurrence of spot zoning as the T1 district provides for land use with design and dimensional standards appropriate for this intersection of two collector/local bus route streets, at a location designated as a residential corridor, and the area being rezoned to RT1 is consistent with the existing RT1 zoning of the parcel it will be part of.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of rezoning the east 71 feet at 719 Burr Street from B1 Local Business to T1 Traditional Neighborhood, and rezoning the west 12 feet that will be part of the parcel at 476 E. Minnehaha from B1 to RT1 Two-Family Residential to match the existing zoning of the parcel.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

To: Planning Commission

From: Comprehensive Planning Committee

Date: February 28, 2013

Re: Auto Body Text Amendments

Background

On December 19, 2012 the Saint Paul City Council initiated a study of the Zoning Code to address the definition and intent of Section 65.701 of the Zoning Code pertaining to Auto Body Shops. Saint Paul Planning and Economic Development Staff as well as staff from the Department of Safety and Inspections (DSI) have studied the issue and drafted the proposed language.

This study comes about due to a situation on University Avenue with ABRA Auto Body. ABRA was originally operated as an accessory use to the former Midway Chevrolet/Hyundai/Suzuki (1190 University Avenue). Since Midway Chevrolet closed, ABRA operated under an interim use permit approved by the City Council in 2007. The interim use permit expired in December 2012. In December 2012 the City Council modified that interim use permit so that the interim use expires when the property is redeveloped with a new use, or ownership of the use is transferred or the zoning code is amended to make auto body shop a conditional use at this location, which ever may occur first. The property at 1190 University Avenue was rezoned from B3 general business to T4 traditional neighborhood district in 2011 as part of the Central Corridor / Traditional Neighborhood Zoning Study. We are proposing to amend the zoning code to better accommodate Auto Body Shops, which may operate in mixed-use commercial areas successfully and without problems or causing a nuisance.

Attached is zoning code language regarding text amendments for Section 65.701 Auto Body Shops of the Zoning Code.

Requested Action

Release for public review and set a public hearing on amendments to Section 65.701 Auto Body Shops of the Zoning Code for April 19, 2013.

For further information please contact City Planner Kate Reilly (266-6618 or kate.reilly@ci.stpaul.mn.us).

Auto Body Shop Text Amendments – 2/19/2013 Draft

Sec. 65.701. Auto body shop.

A shop ~~that provides in the business of making~~ substantial motor vehicle body repairs, ~~to the shell or body of any automobile, and of major or substantial painting or undercoating services, including of the shell or body, and where the following service may also be carried out:~~ general auto repair; engine rebuilding; rebuilding or reconditioning of motor vehicles; collision repair services, such as body, frame or fender straightening and repair; overall painting and undercoating.

Standards and conditions:

- (a) A ten (10) foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining a residential zoning district.

Additional standards and conditions in traditional neighborhood, business, and IR light industrial restricted districts:

- (b) All repair work shall be done within an enclosed building. All vehicles awaiting repair shall be stored in an enclosed building or within an area enclosed by a wall or fence that provides an opaque screen. There shall be no exterior storage of parts or merchandise.
- (c) Doors to repair service bays shall be closed when providing repair services to vehicles, except for conveyance into and out of service bays.
- (d) All trash shall be stored within an enclosed obscuring wall or fence, shall not exceed the height of the wall or fence, and shall be removed from the lot by licensed waste disposers at least once per week.
- (e) Except in the IR light industrial restricted district this use shall be limited to parcels within one-quarter (¼) mile of University Avenue, subject to standards and conditions (b) and (e) in section 65.703, auto service station, and there shall be no outside storage the lot shall be a minimum of thirty thousand (30,000) square feet in area.

(Ord. No. 11-27, § 1, 4-20-11)

[General auto repair, engine rebuilding, and rebuilding or reconditioning of motor vehicles, which is the definition of “auto repair station,” is taken out of the definition of “auto body shop” to avoid confusion. They are different uses with some differences in the districts and standards under which they are allowed. Where both uses are allowed in the zoning district, a business can include both uses, and the standards and conditions for both uses would apply.

General auto repair, including engine rebuilding and rebuilding or reconditioning of motor vehicles, and auto body shops are commonly permitted in general commercial districts, including in Minneapolis (where there is no minimum lot area standard for these uses). They are needed services that are useful to have conveniently available. “Auto repair station” is permitted in the B3 general business district in St. Paul, but St. Paul currently permits auto body shops in the B3 general business district only as an accessory use to an auto dealership. As auto dealerships have moved to suburban locations, this service has become more limited in St. Paul. Neither auto sales nor auto body shop is currently permitted in traditional neighborhood districts.

ABRA Auto Body at 1190 University Avenue is an example of an auto body shop that operated as an accessory use to an auto dealership, Midway Chevrolet / Hyundai / Suzuki. Since Midway Chevrolet / Hyundai / Suzuki closed, ABRA has operated at this site under an interim use permit approved by the City Council in 2007. The interim use permit was set to expire in December 2012. The City Council approved a modification to the interim use permit on December 19, 2012, setting the interim use permit to expire “when the property is redeveloped with a new use, or ownership of the use is transferred or the zoning code is amended to make auto body shop a conditional use at this location, which ever may occur first.” The property at 1190 University Avenue was rezoned from B3 general

business to T4 traditional neighborhood district in 2011 as part of the Central Corridor / Traditional Neighborhood Zoning Study.

ABRA operates in mixed-use commercial areas without problems, including as part of the American Blvd. project in Bloomington and in the high-density, upscale Buckhead neighborhood in downtown Atlanta. ABRA provides a needed neighborhood service, provides neighborhood jobs, generates few vehicle trips, and would be compatible with high-density mixed-use development for which there is room on the site at 1190 University Avenue.

Subject to appropriate standards and conditions, auto body shops can be compatible in close proximity to residential and other commercial uses. State and federal standards for venting, including from paint booths, now tightly control emissions through mandatory installation of exhaust filters that successfully remove odors. City and state noise standards also apply, and proposed new condition (b) requiring all repair work to be done within an enclosed building goes beyond these to control noise.

Rather than a reference to auto service station standards in § 65.703 that currently only applies to auto body shops in the IR light industrial restricted district, the 10 foot buffer area and screen planting standard is written out in (a) to apply to auto body shops in all districts. Auto service station standard language in § 65.703(e) pertaining to pump islands is not necessary for auto body shops.

The proposed additional standards and conditions would require that all repair work and storage of parts be within an enclosed building, and mitigate potential impacts so that the use would be appropriate as a conditional use in the T4 traditional neighborhood, B3 general business, and IR light industrial restricted districts. The proposed 30,000 sq. ft. minimum lot area requirement is twice the 15,000 sq. ft. minimum lot area for auto repair stations and auto service stations, is 2½ times the 12,000 sq. ft. minimum lot area requirement for auto convenience markets and gas stations without auto service facilities, and would assure more than adequate area on the site to accommodate the repair building, accessory customer and employee parking, and storage of vehicles awaiting repair.

The dimensional standards and design standards in the T4 traditional neighborhood, B3 general business, and IR light industrial restricted districts that apply to all uses generally would apply to this use as well. For example, the minimum floor area ratio (FAR) in the T4 district would apply to this use as to all uses generally.]

Table 66.321, Principal Uses in Traditional Neighborhood Districts, and Table 66.421, Principal Uses in Business Districts.

Designate auto body shop as a conditional use in the T4 traditional neighborhood district and in the B3 general business district.

[Subject to the standards and conditions listed and noted above, it is appropriate as a conditional use in these districts. As noted above, auto body shops are commonly permitted in general business districts, including in Minneapolis, and are currently permitted in the B3 general business district as an accessory use to an auto dealership. The conditional use permit public hearing and review process provides for the imposition of additional conditions and limitations relating to site-specific conditions such as surrounding uses, hours of operation, building and door orientation, access, the storage of vehicles awaiting repair, and the location of vents.]



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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*Telephone: 651-266-6700
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DATE: February 28, 2013

TO: Planning Commission

FROM: Neighborhood Planning Committee

RE: Review of proposed text amendment initiated by Resolution 13-256, amending the zoning code text regarding malt liquor production (Sec. 65.774)

ISSUE

Councilmember Amy Brendmoen and Councilmember Russ Stark introduced Resolution 13-256 on February 13, 2013, requesting the Planning Commission's study, report, and recommendation within 60 days regarding a proposed amendment of the zoning code **Sec. 65.774 Malt liquor production**. The amendment would strike the current regulation ("Condition (c)") that states, "Malt liquor shall not be sold to customers for consumption on the site where manufactured." The amendment would then allow malt liquor producers to operate a restaurant or bar on their production sites.

The proposed text amendment has been referred to the Planning Commission for review, report, and recommendation as required by Minnesota Statutes 462.357, Subd. 4. See Attachment 1 for a copy of the resolution.

BACKGROUND

The City Council referred the aforementioned text amendment to the Planning Commission as part of a larger resolution pertaining to commercial brewing. In addition to the proposed text amendment, the City Council has also asked the Planning Commission to provide a review, report, and recommendation regarding more comprehensive amendments to the zoning code sections pertaining to commercial brewing land uses: 65.610, 65.774, 65.820, 65.821, and 65.910. The text amendment on this Neighborhood Planning Committee agenda must be sent forward to the City Council by April 14, 2013. The more comprehensive amendments do not need to follow the same timeline – staff anticipates bringing forward a study of these amendments separately in the coming months.

Malt liquor production is one of several categories of commercial brewing operations addressed in the zoning code. Other categories include brew on premises store, micro and regional brewery, national brewery, and brew pub as accessory to a restaurant or bar. The City Council recognizes the increasing trend toward small, local commercial breweries and that zoning code regulations might be unnecessarily inhibiting participation in that trend. The proposed text

amendment is a short-term solution to a single issue that can be implemented while a broader comprehensive approach is developed and considered.

Malt liquor production is a use defined by a production limit of 5,000 barrels per year. Typically the “malt liquor” is beer. The use is allowed in the T2-T4, B2-B5, IR, and I1-I2 zoning districts. A conditional use permit is required in the T2-T4 and B2 districts if the use has more than 15,000 square feet of floor area.

A public hearing will be held before the City Council on this item. No public hearing before the Planning Commission is required.

ANALYSIS

The Comprehensive Plan calls for implementation of the Economic Development Strategy, a document that contains six broad initiatives intended to strategically benefit economic development in the city. One of the initiatives is a “streamlined development process,” with clear and consistently applied regulations. The proposed text amendment furthers that initiative by removing an unnecessary regulation on malt liquor production.

Additionally, Strategy 1.50 of the Comprehensive Plan’s Land Use Chapter calls for facilitating “the redevelopment of commercial areas where existing buildings are no longer considered functional to accommodate viable retail and businesses.” Though the proposed text amendment is not location-specific, it could facilitate such redevelopment by allowing another type of business (malt liquor production with a tap room for on-site consumption) to be considered in these areas.

Meanwhile, the proposed text amendment does not contradict any Comprehensive Plan goals relating to protection of neighborhoods. The existing prohibition of on-site consumption is unique to malt liquor production; other uses are already allowed to serve alcohol in the same zoning districts that allow malt liquor production (T2-T4, B2-B5, IR, I1-I2). Staff research has not identified any unique features of malt liquor production that indicate a greater land use impact from on-site alcohol service compared to other alcohol-serving uses. Citywide parking and licensing procedures will still need to be followed.

RECOMMENDATION

The NPC recommends approval of the proposed amendment of Sec. 65.774, which would strike Condition (c) in its entirety, as was recommended by staff. (See the draft Planning Commission resolution for the entire Sec. 65.774 text.)

Attachments

1. City Council Resolution 13-256
2. Draft Planning Commission Resolution



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Legislation Text

File #: RES 13-256, Version: 1

Title

Initiating a comprehensive study of zoning regulations pertaining to commercial brewing.

Body

WHEREAS, the Council of the City of Saint Paul finds that the zoning code's present land use definitions and development standards were adopted at various times and for various purposes intended principally to regulate large commercial brewing operations; and

WHEREAS, the City Council recognizes an increasing trend towards small, local commercial breweries; and

WHEREAS, it appears to the City Council that the zoning code's present standards which regulate large commercial brewing operations may be unnecessarily burdensome to the evolving small-scale commercial brewing industry and the entrepreneurs who need zoning approvals from the City in order to establish small-scale commercial breweries; and

WHEREAS, the City Council desires to support the growth of small, local commercial breweries by undertaking a study to consider text amendments to the zoning code which would clarify, harmonize, and update regulatory language, including a reexamination of definitions based on commercial brewery production limit cut-offs and zoning districts appropriate for locating small commercial brewing businesses; and

WHEREAS, pursuant to Minn. Stat. § 462.357, Subd. 4, the Council may initiate amendments to the zoning code and for the purpose of facilitating the growth of small, local commercial breweries the Council desires to do so; now

THEREFORE, BE IT RESOLVED, that the Council of the City of Saint Paul hereby refers to the planning commission for study, the proposed amendment to Leg. Code § 65.774 as set forth below, and zoning code sections: 65.910; 65.610; 65.774; 65.820; and 65.821; and to receive from the commission a report and recommendation on the said amendment specified sections, and any other zoning code sections which the commission believes may facilitate the Council's intentions, all in accordance with Minn. Stat. § 462.357, Subd. 4; and

BE IT FURTHERE RESOLVED, that the Council, in its desire to assist small, local commercial breweries by enabling these breweries to obtain tap room licenses pursuant to Minn. Stat. § 340A.301, Subd. 6b, the Council specifically commends the following proposed amendment to Leg. Code § 65.774, entitled "malt liquor production" to the commission for its study, report, and recommendation as follows:

Sec. 65.774. Malt liquor production

Standards and conditions in traditional neighborhood and business districts.

(a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.

(b) Fewer than five thousand (5,000) barrels of malt liquor shall be produced in a year.

~~(c) The malt liquor shall not be sold to customers for consumption on the site where manufactured.~~

AND, BE IT FINALLY RESOLVED, that the Council requests the Commission's review, report, and recommendation on the proposed text amendment to Leg. Code § 65.774 no later than 60 days from the date of reference of this resolution to the commission, as provided under Minn. Stat. § 462.357, Subd. 4.

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

WHEREAS, the Council of the City of Saint Paul has requested that the Planning Commission provide a recommendation on a proposed text amendment to §65.774 Malt liquor production, within 60 days from February 13, 2013; and

WHEREAS, the Saint Paul Planning Commission finds that the zoning code's present land use definitions and development standards were adopted at various times and for various purposes intended principally to regulate large commercial brewing operations; and

WHEREAS, the Saint Paul Planning Commission recognizes an increasing trend towards small, local breweries; and

WHEREAS, the Saint Paul Planning Commission finds the proposed text amendment to be supported by the policies of the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the following proposed amendment to Leg. Code §65.774, entitled "malt liquor production", be recommended for approval by the Council of the City of Saint Paul:

Sec. 65.774. - Malt liquor production.

Standards and conditions in traditional neighborhood and business districts.

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
- (b) Fewer than five thousand (5,000) barrels of malt liquor shall be produced in a year.
- (c) ~~The malt liquor shall not be sold to customers for consumption on the site where manufactured.~~

moved by _____
seconded by _____
in favor _____
against _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6655
Facsimile: 651-228-3314

DATE: March 1, 2013
TO: Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: West Grand Avenue Zoning Study

Background

In August of 2012, the City Council passed Ordinance 12-53, which put in place a one-year moratorium on multifamily development greater than 40 feet in height along West Grand Avenue between Cretin and Fairview Avenues. The ordinance requested that the Planning Commission study whether RM2 multiple-family residential zoning and B2 zoning best further Comprehensive Plan land use objectives including supporting the prevailing character of Established Neighborhoods along this stretch of Grand Avenue. The study was to be focused particularly on the impact of building height and larger units in apartment buildings designed for student housing. The City Council subsequently expanded the study area to include B2 parcels on Grand just east of Fairview Avenue, thereby encompassing the entire commercial node at the intersection of those two streets. The attached map (Figure 1) shows the expanded study area.

The moratorium and zoning study request came primarily in response to a controversial development at the southwest corner of Grand Avenue and Finn Street. The project (a five story, 50 foot-tall multifamily building containing 20 four-bedroom units targeted at student renters) received site plan approval as consistent with the lot's RM2 multifamily zoning and the Comprehensive Plan. On appeal, the City Council upheld the project approval.

Zoning Study Process

Staff met with representatives of the Macalester Groveland Community Council (D14), the West Summit Neighborhood Advisory Committee (WSNAC), and others to coordinate the city's zoning study with the Corridor Development Initiative (CDI) process being undertaken by D14 and WSNAC with the help of the Twin Cities Local Initiatives Support Corporation (LISC). CDI is a proactive planning process that brings together neighborhoods, city government, and a technical team including development consultants, design experts, and facilitators to evaluate market factors and

neighborhood and city goals to raise the level of dialogue around redevelopment issues. While the CDI process is not complete, it has informed this report. The groups undertaking the CDI process will bring the final report and other outcomes from the process forward to inform the discussion as this zoning study and the associated recommendations move through the Planning Commission and City Council public review processes. Discussions during the CDI process and the preliminary report suggest community support for expanding opportunities for high quality, mixed-use development that is flexible and adaptable to changing demographic needs and a variety of household types, rather than narrow, single market projects.

Staff has also used the Open Saint Paul online forum to gather input on the issues central to the zoning study. This new tool facilitates community conversation around important issues, and offers an alternative to public meetings for individuals to provide input and feedback to city staff and officials. Open Saint Paul will continue to be used to help gather input on the recommendations of this zoning study during the Planning Commission review and public hearing process.

Existing Zoning and Land Use

The study area contains a mix of both residential and commercial uses, and residential and commercial zoning, with residential uses and zoning dominating most blocks. Residential uses include a mix of single family homes, duplexes, townhomes, and apartment buildings ranging from 2 ½ to 3 ½ stories. The underlying zoning is primarily RM2 multiple-family residential, although a number parcels, particularly on the southern side of Grand between Howell and Fairview, are designated BC community business (converted), allowing commercial use of single-family and duplex structures. Commercial zoning includes B2 community business at the intersections of Grand with Cleveland and Fairview, B1 local business at Grand and Prior, and the aforementioned BC. With the exception of commercially-used residential structures, the commercial buildings in the study area are one or two stories. Uses are generally neighborhood-serving in nature, and include restaurants, a coffee shop, a service station and a gas station/convenience store, a bank, a grocery store, a movie theater, a paint/wall-coverings store, and assorted small scale retail and service uses.

Immediately adjoining the study area across the alleys between Grand Avenue and Summit and Lincoln Avenues, respectively, are residential areas dominated by single-family homes and duplexes zoned R2 one-family, R3 one-family, and RT1 two-family residential.

Existing apartment buildings in the study area have an average density that is significantly greater than the 1500 sq. feet per dwelling unit/29 dwelling units per acre allowed under the current RM2 zoning, and even greater than the 900 sq. feet per du/ 48 du per acre allowed under RM2 with the maximum bonus for underground parking. The ten existing apartment buildings along Grand between Cleveland and Cretin, for

example, have an average density of 892 sq. ft. per du/49 dwelling units per acre, ranging from 1360 sq. ft. per unit/32 du per acre (2163 Grand) to 386 sq. feet per du/113 dwelling units per acre (50 S. Cretin).

Context: The Comprehensive Plan

Generalized 2030 Future Land Uses maps in the Land Use Chapter of the Comprehensive Plan show the commercial node at Grand and Fairview as the west end of a “Mixed Use Corridor,” described in the Land Use Chapter as “primary thoroughfares . . . served by public transit . . . [including] 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.”

The *Generalized 2030 Future Land Uses* maps in the Land Use Chapter designate Grand Avenue west of the commercial node at Fairview as a “Residential Corridor,” described in the Land Use Chapter as “segments of street corridors that run through Established Neighborhoods, predominantly characterized by medium density residential uses. Some portions of Residential Corridors could support additional housing.”

The *Generalized 2030 Future Land Uses* maps in the Land Use Chapter designate the residential areas north and south of the Grand Avenue Mixed Use and Residential Corridor as “Established Neighborhoods,” described in the Land Use Chapter as “predominantly residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily scattered within these neighborhoods. Also includes scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets.”

The Land Use Chapter of the Comprehensive Plan states that “the core goal of Strategy LU-1, as visualized in the land use maps and described in the subsequent policies, is higher density development.” It goes on to say that “higher density development is not an objective to be sought solely for itself,” but to “contribute to the goal of creating a vibrant, economically strong community that is environmentally sustainable;” and that policies in Strategy LU-1 “direct new, higher density development to Downtown, the Central Corridor, Neighborhood Centers, Residential and Mixed-Use Corridors, and Employment Districts.” It states that “zoning standards and districts will be used to support the prevailing character of Established Neighborhoods and to allow higher density development in . . . Residential and Mixed Use Corridors.” (pages 7-8)

Metropolitan Council growth targets contained within the Comprehensive Plan show Saint Paul adding 13,000 new households between 2010 and 2030. Strategy 1 of the Land Use Chapter directs this growth into higher density development in targeted areas, including Residential and Mixed Use Corridors.

Land Use Chapter Policy 1.9 states that the City should *encourage the development of medium density multi-family housing along Residential Corridors*. A table on page 8 of the Land Use Chapter of the Comprehensive Plan defines Medium Density Residential as having a range 15-30 dwelling units per acre. Text with the table explains:

“The range of densities permitted by the existing RM districts is 22 units to 54 units per acre. Several multi-family residential developments constructed in the previous decade far exceed those densities. Densities of individual projects ranged between 40 units per acre and 90 units per acre. Similar densities in future residential developments in Residential Corridors, Neighborhood Centers and Mixed-Use Corridors will go far in achieving the objective of compact, mixed-use development that supports transit. According to the Lincoln Institute of Land Policy, a minimum of 15 units per acre will support frequent bus service, while a minimum of 50 units per acre will support a walkable community and transit use.”

It should be noted that the units/acre ranges in the land use descriptions on the *Generalized 2030 Future Land Uses* maps in the Land Use Chapter have created some confusion. These average ranges were added at the request of the Metropolitan Council to meet their needs for transportation and infrastructure planning and forecasting purposes. These average density ranges are not intended to set either minimum or maximum densities that must be required by zoning regulations. Therefore, the Land Use Chapter does not suggest that the large amount of land in Established Neighborhoods (3-20 units/acre) and Residential Corridors (4-30 units/acre) zoned RM2 (which provides for much higher density) needs to be downzoned to comply with these average density ranges. Rather, Land Use Chapter Policy 1.3 is: “Study the RM multi-family districts and the TN districts to determine how they can accommodate more intense residential development.”

Residential Density Analysis

The Student Zoning Housing Study completed by the Planning Commission in 2012 found significant demand for student housing in the neighborhoods surrounding the University of St. Thomas (UST) campus, including the study area for the West Grand Zoning Study. Put another way, it is reasonable to assume that there is additional demand for higher density residential development within the West Grand Study Area, and that there is additional demand specifically for the type of development, targeted at college students, currently under construction at the corner of Grand and Finn.

The development at Grand and Finn consists of 20 four-bedroom residential units on a .41 acre lot. This translates to a density of 48 units per acre. Dimensional standards for RM2 limit multifamily density to 29 units per acre (based on a minimum lot size of 1500 square feet per unit), but provides a “density bonus” which allows additional units in exchange for providing structured parking. The project provides 37 parking spaces in an underground garage. The higher density helps to justify the high cost of underground

parking, which in turn reduces the impact of higher density and of unattractive, environmentally harmful surface parking lots. The Planning Commission and City Council found the project to be consistent with zoning standards and the Comprehensive Plan.

Even so, the development at Grand and Finn, composed entirely of large 4-bedroom units designed for college students, differs substantially from typical multi-family development that has smaller average unit size. While the 48 dwelling unit/acre of the Grand-Finn building is consistent with the 49 du/acre average density of the ten existing apartment buildings along Grand between Cleveland and Cretin, this type of large unit apartment building designed for students would tend to have higher population density, more adults, and potentially more cars per unit than the existing buildings and development typically anticipated in RM2 districts. There is unique demand for such development in the West Grand area, and therefore it may be appropriate to adjust zoning standards to account for the potential impact of this in the West Grand area.

The area of the St. Thomas (UST) campus fronting Grand between Cretin and Cleveland is subject to 40-foot maximum heights, lower than the 50-foot height limit in RM2, for the future residential buildings proposed by UST as part of the request to expand the campus to include the two blocks bounded by Cretin, Summit, Cleveland and Grand. Unlike dimensional standards which apply to individual structures allowed in a zoning district, these height controls, along with greater required setbacks and other provisions, were designed to manage the overall impacts of an entire campus, which includes multiple building and uses not otherwise allowed in residential districts. It also provides for building heights more similar to the 30-foot maximum heights in surrounding one-family zoning districts.

While RM2 districts commonly abut RT1 two-family, RT2 townhouse, and RM1 multiple-family zoning districts with 40-foot maximum heights, it is not unusual for RM2 districts to abut one-family districts with 30-foot height limits. What is unusual along West Grand may be a strong demand for higher buildings with higher than average density adjacent to one-family districts. Therefore, it may be appropriate to adjust the height standard in the West Grand area to address this potentially greater impact.

Recommendation: Adjustment of Residential Dimensional and Density Standards

Overall density can be reduced by retaining the base zoning but adjusting density and dimensional standards for RM2 zoned properties within the study area. Limiting new construction to four stories (from five) and a maximum height of 45 feet (from 50) will prohibit 5-story construction and reduce the maximum potential density by roughly 20%. To ensure planned density ranges are not exceeded across the range of potential lot sizes and building configurations, reductions in allowed maximum height can be combined with an increase in the minimum lot area per unit—currently 1,500 square feet per unit—for three- and four-bedroom units. Increasing this to 2,000 square feet

(the RM1 standard) for four-bedroom units and 1,750 square feet for three-bedroom units would reduce the maximum allowed density by roughly 25%. This additional density standard adjustment will specifically address the negative impacts of the type of large-unit development currently under construction at Grand and Finn and identified by the City Council as having greater impacts on adjacent neighborhoods than standard multifamily housing.

While zoning along Grand has always allowed taller buildings (RM2 permits 5 stories / 50 feet, and zoning prior to 1975 allowed even taller buildings), a 45 foot maximum height would be consistent with the 3 and 3½ story apartment buildings that are common along Grand Avenue.

While the RM2 zoning along Grand Avenue since 1975 has required side yard setbacks for multiple-family buildings to be ½ the height, this is substantially greater than the typical side setbacks of existing apartment buildings. Consistent with a lower maximum building height to be more in keeping with existing building heights, it is also appropriate to consider a smaller minimum side setback requirement to be more consistent with existing buildings. A 9 foot side setback for buildings up to 40 feet in height would be consistent with the 40 foot maximum height/9 foot minimum side setback for duplexes in the RT1 two-family district and for townhouses in the RT2 townhouse district. It would also be consistent with the 18 foot separation requirement for apartment buildings on the same parcel. Interestingly, a townhouse in an RM2 zone would have a greater side setback requirement than a townhouse built in the lower density RT2 district.

An option to consider for RM2 density and dimensional standards is to allow greater density at corners, where there is more on-street parking and better access to off-street parking, and to reduce the density allowed mid-block where access to off-street parking would be via a long, narrow alley or a new driveway to Grand.

The impact of any reduction in allowed residential density and building height on parking must also be considered. RM2 zoning districts award a density bonus for the provision of structured parking. Under the approach above, the density bonus scheme already in place would remain. Maximum development height would be an absolute cap, but property developers would still be allowed to provide structured parking in order to increase the calculated lot area as specified in Sec. 66.230 of the zoning code, Residential District Density and Dimensional Standards, as an incentive to reduce the impact of unattractive and environmentally harmful surface parking lots.

The proposed adjusted dimensional and density standards can be implemented by adding a footnote to the Residential District Dimensional Standards table, Sec. 66.231 of the zoning code. The recommend text amendment is included with this report as Attachment A.

Alternative Residential Strategy

The following discussion considers an alternative approach, based on traditional neighborhood zoning districts, for addressing the density and neighborhood compatibility issues that this zoning study examines. While not the recommendation of this study, traditional neighborhood zoning for currently residential portions of the West Grand corridor would have both advantages and disadvantages relative to this study's recommended approach. It should be viewed as a viable alternative, and consideration of it will help inform the Planning Commission's deliberations as well as the larger public conversation.

Rezoning of RM2-zoned parcels to T1 or T2 traditional neighborhood districts would put in place design standards for any new development on rezoned parcels that would help to ensure future development would be consistent with the character of the neighborhood. Design standards for T districts include providing for transitions from higher density uses to adjacent lower-density neighborhoods, a key issue identified by the City Council in requesting this zoning study. Consideration of rezoning to T1 or T2 would be most appropriate for a limited number of parcels adjacent to existing commercial nodes or that have existing commercial building types.

Rezoning from RM2 to T1 or T2 would not eliminate the need to consider adjustment of height and or density standards. It would require careful consideration of both side and rear yard setback requirements and of the potential impacts of mid-block commercial uses on adjoining residential uses. The analysis of these impacts would be performed in consideration of the extent of rezoning proposed, and the context (surrounding uses and structures) for the parcels for which rezoning was proposed.

T1 and T2 traditional neighborhood districts allow the same range of residential uses as RM2 districts, and a similar range of commercial uses as B2 districts. The maximum allowed height in T1 and T2 is generally 35 feet, with additional height allowed with increased setbacks. However, in T2, allowed densities for multifamily residential uses are generally greater than RM2. The general density standard for RM2 districts is based on a minimum lot size per dwelling unit of 1,500 square feet, equivalent to 29 units per acre. T2 districts require a minimum of 1,300 square feet of lot area per unit, equivalent to 34 units per acre, greater than the current allowed density (before the structured parking bonus) in RM2 districts. T1 districts require a minimum of 1,700 square feet of lot area per unit, equivalent to 25 units per acre, roughly equivalent to standard proposed by this study for three-bedroom units along West Grand.

T1, RM2, and T2 districts all allow a density bonus for providing structured parking, effectively reducing minimum required lot area per unit to 1,100, 900, and 700 square feet, respectively. It should be noted that qualifying for maximum density allowed on a T2 parcel would require a lot of sufficient size to permit the additional setbacks and height.

In terms of minimum setbacks, T1 and T2 districts differ from RM2 in the side and rear yard requirements. Minimum side and rear yard setbacks are ½ building height and 25 feet, respectively, in RM2 districts, but just 6 feet in T1 and T2 districts if adjoining a residential side yard. On the section of Grand Avenue in question, staff calculations show front yard setbacks for new T2 development would average 15-20 feet for mixed-use and commercial development, and 20-25 feet for residential development. Front yard setbacks for new multifamily construction in RM2 districts would also be generally 20-25 feet.

T1 and T2 districts allow the same range of residential use as RM2. T2 districts allow a range of commercial uses generally similar to B2 districts. T1 districts are more restrictive, notably excluding restaurants and general retail.

Commercial Analysis and Recommendations

Existing commercial property in the study area is zoned B2, B1, and BC. The existing B2 commercial nodes at Grand/Cleveland and Grand/Fairview reflect the natural locational advantage for commercial uses where arterial and collector streets intersect with a Residential or Mixed-Use Corridor. Rezoning the current B2 commercial districts to T2 traditional neighborhood districts (Figure 2) would allow increased height and density of development at these key intersections, consistent with Strategy One of the Land Use Chapter of the Comprehensive Plan. This approach would add greater flexibility for any future reuse of these parcels and would put in place design standards to ensure the new development fits the existing character of the area.

The proposed rezoning would result in the following buildings/lots becoming legally non-conforming with regard to building and parking placement: Whole Foods (NE corner Grand/Fairview), Abbot Paint (SE corner Grand/Fairview), Signals Garage (SE corner Grand/Cleveland), and Super America (NE corner Grand/Cleveland). Super America is a conditional use under either B2 or T2 zoning. Signals Garage is a legal non-conforming use under the current B2 zoning, and would remain so with the rezoning to T2. Any expansion of a non-conforming use requires Planning Commission approval, and is subject to a consent petition of surrounding property owners. Expansion of a structure would need to be consistent with dimensional and lot arrangement standards, but non-conformities with these standards could be approved as part of an expansion of non-conforming use approval. Signage allowances are also more restrictive in T2 districts as compared to B2 districts.

The existing BC and B1 zoned parcels are proposed to remain as currently zoned, with the exception of the two BC parcels that are part of the commercial node at Grand and Cleveland on the north side of Grand immediately east of the Super America (Figure 2). These two parcels are proposed to be rezoned to T2 along with the B2 Super America parcel. Similarly, the RM2 parcel occupied by a single family home between a large apartment building and Signals Garage at the SE corner of the Grand-Cleveland

commercial node, immediately across from the proposed T2 lots on the north side of Grand, is also proposed to be rezoned to T2 (see Figure 2). These actions would create larger areas of contiguous T2 zoning, which would make higher-density, mixed-use redevelopment at this commercial node at the intersection of two major streets more feasible.

Rezoning of BC parcels adjacent to the Grand/Fairview commercial node to T1 or T2, particularly the parcels that have commercial building types that are nonconforming under BC zoning, should also be considered.

COMMITTEE RECOMMENDATION

The Neighborhood Planning Committee recommends this report and the attached zoning code amendments pertaining to West Grand Avenue be released for public hearing, and setting a public hearing for the April 19, 2013, Planning Commission meeting.

Attachment A – Recommended Text Amendments

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Size Minimum (per unit)		Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq. ft.)(b)	Width (feet)	Stories	Feet	Front	Side	Rear
RL one-family large lot	21,780(d)	80	3	30	30(g),(h)	10(h)	25(h)
R1 one-family	9,600(e)	80	3	30	30(g),(h)	10(h)	25(h)
R2 one-family	7,200	60	3	30	25(g),(h)	8(h)	25(h)
R3 one-family	6,000	50	3	30	25(g),(h)	6(h)	25(h)
R4 one-family	5,000	40	3	30	25(g),(h)	4(h)	25(h)
RT1 two-family	3,000(f)	25	3	40	25(g),(h)	9(h)	25(h)
RT2 townhouse	2,500(c),(f)	20	3	40	25(g),(h)	9(h),(i)	25(h)
RM1 multiple-family	2,000 (c),(f)	n/a	3	40	25(g),(h)	½ height (h),(i)	25(h),(i)
RM2 multiple-family	1,500(c),(f),(k)	n/a	5(k)	50(k)	25(g),(h)	½ height (h),(i),(k)	25(h),(i)
RM3 multiple-family	800(c)	n/a	no max.	no max.	(g),(h),(j)	(h),(i),(j)	(h),(i),(j)

n/a - not applicable

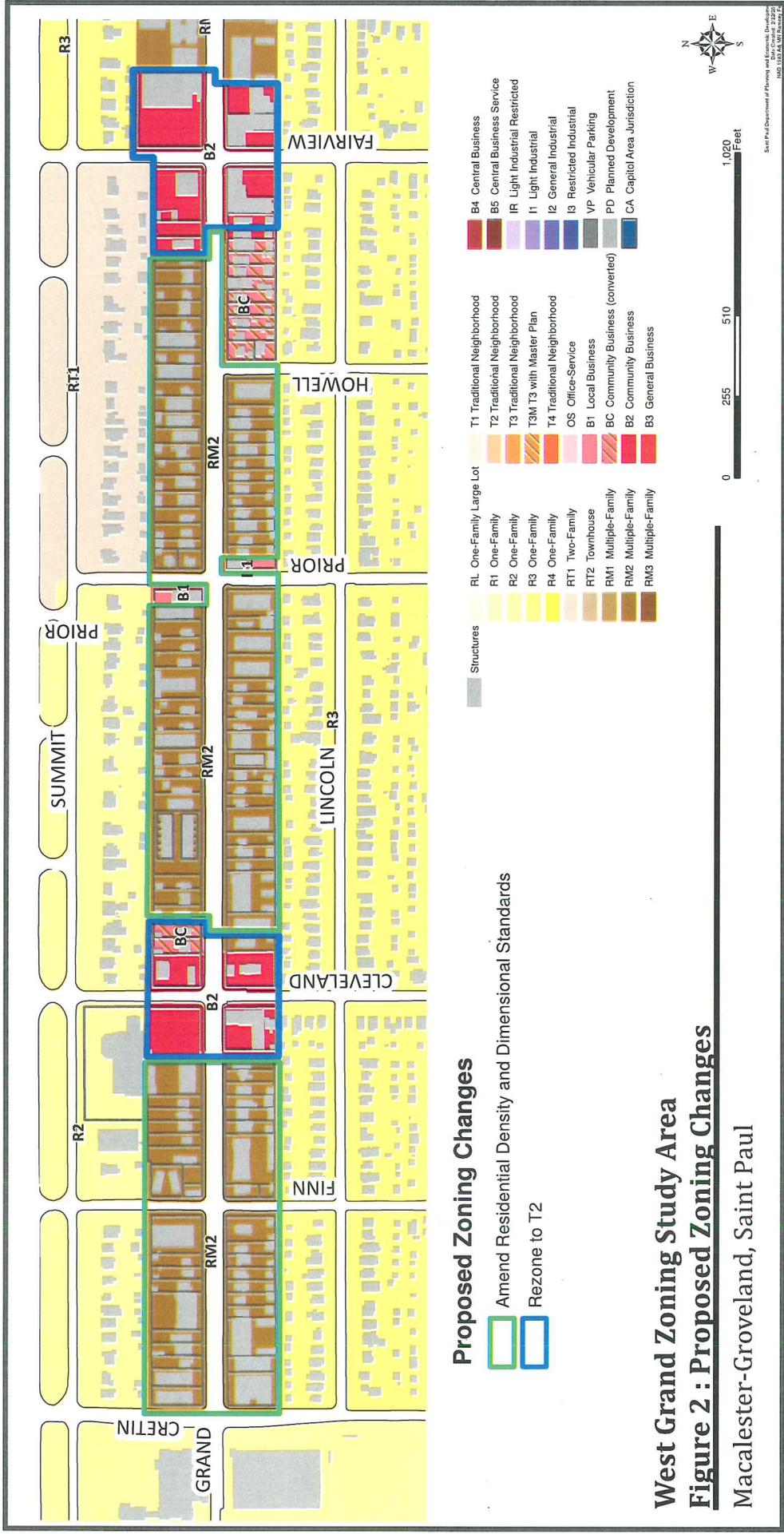
Notes to table 66.231, residential district dimensional standards:

- (a) R4 one-family district dimensional standards shall apply when one-family dwellings are erected in less restrictive residential districts. RT1 two-family district dimensional standards shall apply when two-family dwellings are erected in less restrictive residential districts. RM2 multiple-family district dimensional standards shall apply when multiple-family residential dwellings five (5) stories or less in height are constructed in an RM3 multiple-family district.
- (b) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying lot area and density requirements, one-half the width of such alley adjoining the lot shall be considered as part of the lot.

- (c) In calculating the area of a lot for the purpose of applying the minimum lot area per unit requirement, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two (2) parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula $X = L \div (A - 600)$, where X = maximum units allowed, L = lot area in square feet, and A = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus. No multiple-family dwelling shall be built, nor shall any existing structure be converted to a multiple-family dwelling, on a lot that is less than nine thousand (9,000) square feet in area.
- (d) A larger lot may be required depending on how much square footage is actually needed to properly site and install an individual sewage treatment system.
- (e) Where over half of the lot has slopes of twelve (12) percent or greater, the minimum lot size shall be fifteen thousand (15,000) square feet. When determining lot size, the slope shall be that in existence prior to any grading or filling. Alterations shall not be allowed that will lower the slope from twelve (12) percent or greater to less than twelve (12) percent prior to the creation of new lots.
- (f) If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit shall be applied to the entire parcel.
- (g) Where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula.
- (h) For permitted and conditional principal uses allowed in residential districts other than residential uses, the front yard shall be equal to the front yard required for residential use and the side and rear yards shall be equal to one-half the height of the building but in no instance less than the minimum requirements of the district in which said use is located.
- (i) Side yards are required only for dwelling units on the ends of townhouse structures. When two (2) or more one-family, two-family, or townhouse structures are constructed on a single parcel,

there shall be a distance of at least twelve (12) feet between principal buildings. When two (2) or more multifamily buildings are constructed on a single parcel, there shall be a distance of at least eighteen (18) feet between principal buildings.

- (j) Minimum front, side and rear setbacks shall be fifty (50) feet or one-half the building height, whichever is less.
- (k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue:
 - (1) Building height shall be limited to four (4) stories and forty-five (45) feet;
 - (2) The minimum lot size for units with three (3) bedrooms shall be one thousand seven hundred fifty (1750) square feet per unit, and the minimum lot size for units with four (4) or more bedrooms shall be two thousand (2000) square feet per unit;
 - (3) Minimum side setbacks for multiple-family residential dwellings shall be nine (9) feet for portions of buildings up to forty (40) feet in height, and above forty (40) feet shall be an additional foot of setback for each additional foot of height.



West Grand Zoning Study Area
Figure 2 : Proposed Zoning Changes

Macalester-Groveland, Saint Paul