



## Saint Paul Planning Commission

City Hall Conference Center Room 40  
15 Kellogg Boulevard West

Christopher B. Coleman,  
Mayor

### Steering Committee Meeting – 8:00 a.m., Room 41

#### Agenda

Saint Paul  
Planning Commission

April 19, 2013  
8:30 – 11:00 a.m.

- 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  
Betsy Reveal  
Tony Schertler  
Emily Shively  
Robert Spaulding  
Terri Thao  
Jun-Li Wang  
David Wickiser
- Planning Director  
Donna Drummond
- I. Approval of minutes of April 5, 2013.**
  - II. Chair's Announcements**
  - III. Planning Director's Announcements**
  - IV. PUBLIC HEARING: West Grand Zoning Study – Item from the Neighborhood Planning Committee. (*Josh Williams, 651/266-6659*)**
  - V. Zoning Committee**  
**SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)  
**NO BUSINESS**
  - VI. Comprehensive Planning Committee**
  - VII. Neighborhood Planning Committee**
  - VIII. Transportation Committee**
  - IX. Communications Committee**
  - X. Task Force/Liaison Reports**
  - XI. Old Business**
  - XII. New Business**
  - XIII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at [www.stpaul.gov/ped](http://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 APRIL 15-19, 2013**

**Mon (15)** \_\_\_\_\_

**Tues (16)** \_\_\_\_\_

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

**HAS BEEN CANCELLED**

**Weds (17)** \_\_\_\_\_

**Thurs (18)** \_\_\_\_\_

**Fri (19)** \_\_\_\_\_

**8:00 a.m. Planning Commission Steering Committee**  
*(Donna Drummond, 651/266-6556)*

**Room 41 City Hall**  
Conference Center  
15 Kellogg Blvd.

**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: West Grand Zoning Study – Item from the Neighborhood Planning Committee. (Josh Williams, 651/266-6659)**

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

**NO BUSINESS**

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

**Minutes April 5, 2013**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, April 5, 2013, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Merrigan, Noecker, Perrus, Porter, Reveal, Shively, Thao, Wencl; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Schertler, Spaulding, and Ward.

**Commissioners Absent:** Ms. \*Wang, and Messrs. \*Connolly, \*Oliver, and \*Wickiser.  
\*Excused

**Also Present:** Donna Drummond, Planning Director; Merritt Clapp-Smith, Kate Reilly, Anton Jerve, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes March 22, 2013.**

**MOTION:** *Commissioner Reveal moved approval of the minutes of March 22, 2013. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Wencl announced that even though the Transportation, Neighborhood Planning, and Zoning Committee meetings are cancelled for the next two weeks the Planning Commission will be holding a public hearing on April 19<sup>th</sup> as previously scheduled and asked that commissioners please be in attendance.

**III. Planning Director's Announcements**

Donna Drummond announced that the Planning Commission's recommended text amendment on tap rooms was approved by City Council on March 27<sup>th</sup>. The change will allow small breweries, which are those brewing under 5,000 barrels per year, to have a tap room on site so they can sell their product directly to customers to drink. This use will now be allowed in the T and B districts. There are a few brewers that are ready to set up shop now that this has been approved.

The Great River Passage Master Plan had a public hearing on Wednesday at City Council; most of the testimony was in support. Concerns were expressed about whether all of the great ideas in the plan would be using resources that would normally go to community recreation centers or neighborhood parks. The Parks director explained that a lot of the funding for the initiatives in Great River Passage will be coming from state or federal sources, so they are not directly in competition. The plan will be back at City Council in a week for final adoption. One of the

issues related to the plan is the old Island Station power plant building. There was a moratorium put into place by the Council to allow time to adopt the plan and also to do a historic evaluation of Island Station. That evaluation has been completed, and it determined the building is not eligible for the National Register of Historic Places. This means it is not eligible for historic tax credits. However, the study found the building did meet two of seven criteria for local designation. The Historic Preservation Commission has voted to start a designation study and formally evaluate that.

Finally, the Great River Gathering dinner is coming up again on May 9<sup>th</sup>. If anyone is interested in going and sitting together as a Planning Commission please let Sonja Butler know.

#### **IV. Zoning Committee**

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

Two items came before the staff Site Plan Review Committee on Tuesday, April 2, 2013.

- Rolling Hills Apartments, new community building for existing apartment complex at 1319 Westminster Street.
- Rayette Building, convert indoor parking space to apartments and related site work at 261 East 5<sup>th</sup> Street.

Three items will come before the staff Site Plan Review Committee on Tuesday, April 16, 2013.

- Montessori Training Center, new classroom buildings at 1611 Ames Avenue.
- Como Elementary School, repave existing store and gas pumps and replace with new at 780 Wheelock Parkway West.
- Reemo Convenience Store and gas pumps remove existing store and gas pumps and replace with new at 1200 Rice Street.

#### **OLD BUSINESS**

#13-149-246 Capitol Lien/Anthony Magnotta – Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district. 1000 Dale Street North between Hatch and Dale. *(Kate Reilly, 651/266-6618)*

***MOTION:*** *Commissioner Nelson moved the Zoning Committee's recommendation to approve the resolution for determination of similar use for a hybrid light fixture.*

Commissioner Merrigan asked if there were any setback requirements from the property line or any other parking setbacks for any other lighting use.

Commissioner Nelson said that this is in a B3 zone, which has no setback requirements.

Kate Reilly, PED staff, said there are no setbacks in the B3 zoning district and the lighting section in the zoning code does not refer to any setbacks.

**AMENDMENT TO MOTION:** *Commissioner Merrigan moved to amend the resolution to have staff look into an appropriate consideration of a setback for something with a moving part on the property line.*

Ms. Reilly said that when they discussed the 1010 North Dale wind turbines they were set back from the roof line in order to minimize the visual impact. In this case, the wind turbine appears to be next to the property line but it is adjacent to a parking lot and more than 50 feet from any building. However it could be setback 4 feet from the property line, which could be an amendment.

Commissioner Merrigan said that the Commission is setting a precedent here for similar applications using this technology.

Commissioner Spaulding said that it is not clear to him what the site constraints are, but with the ongoing Wind Turbine zoning study can look at this question. The study can re-evaluate this situation based on the experience they have.

Commissioner Ward said that the restrictions or amendments put on this could be best handled by code and allowing DSI to then catch anything during the site plan review. It is not the Planning Commission's position to be code enforcement police before DSI looks at it. This should be handled by DSI.

Commissioner Ochs said he'd like to see this go through. This property owner is somewhat restricted in what can be done with this and he thinks it is perfectly allowable in this particular zone.

Commissioner Perrus thinks that the concern is that the Commission won't see another one of these cases because this DSU would set conditions for anyone moving forward with another one of these in the future. So without setbacks or other specific restrictions in place there's no code enforcement. She would not be opposed to putting in a condition to keep the moving part of the turbine away from another building, but the problem is since we don't know all the situations where this might be used we don't know if that condition would make sense for other applications. We're stuck in this circular discussion so we really need to have the zoning study completed.

Commissioner Nelson said that what is adopted today will become the code for this use in the B3 zone. It will be treated as an accessory use with zero setbacks and any restrictions within what is approved today will become the restrictions by code for DSI to approve with regard to any turbine of this sort in the future. So depending on whether it takes another year or another two years for the study to get done, in that interim what is decided today will be the code requirements. Some kind of setback may be appropriate. We may not have exactly the right number but zero is not the right number for a moving part on a turbine. They can adapt that into the new study, but he believes that there should be something required for this application.

Chair Wencil asked when the study might be brought forth.

Donna Drummond, Planning Director, said that there is a draft that has been prepared that is currently being reviewed internally with other staff in PED and DSI. It should not take long to reach the Neighborhood Planning Committee.

Commissioner Schertler said this should be a priority issue. He talked about the idea of the Planning Commission weighing in on priorities for planning projects and said that it may be appropriate for the Comprehensive Planning Committee to follow up on this idea.

Ms. Drummond said that during the annual meeting, she gives the Planning Commission a list of accomplishments from the previous year and projects for the coming year, so that would be a good time to have a discussion about priorities. Also the Planning Commission does not get involved in all the things that the planning staff is working on; there are a variety other things that demand planning staff time. Ms. Drummond understands the frustration with the wind study and will try to move that along as quickly as possible.

Commissioner Merrigan said that since we don't have anything formally in the zoning code we might be able to condition this use in a way that deals with this situation until the study is done.

Ms. Reilly was handed a suggestion from other staff for an additional condition that states that the "turbine must be of a height, setback and design that does not present an apparent safety risk." That would then be a condition that any other wind turbine would have to meet. And for this case they have already addressed the height from the ground to the wind turbine in the conditions as well.

**AMENDMENT TO THE MOTION:** *Commissioner Merrigan moved to amend the motion to add a condition that the wind turbine must be of a height, setback, and design that does not present an apparent safety risk. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.*

*The main motion with the added amendment carried unanimously on a voice vote.*

## **NEW BUSINESS**

#13-156-977 Blue Ox Mini Golf – Determination of similar use for outdoor commercial recreation (miniature golf course). 928 7<sup>th</sup> Street West, SE corner at Toronto Street.  
(Bill Dermody, 651/266-6617)

Commissioner Nelson said that this is a historic site so this will have to go through the Historic Preservation review with regards to construction on this site.

Commissioner Schertler said for this determination of similar use the applicant's letter talks about outdoor garden centers as a comparison. If Home Depot put an outdoor garden center there is that a compatible use? It's used as a reference to be compatible.

Bill Dermody, PED staff, said that the application suggests that outdoor garden centers are comparable, however the findings don't address that. The opinion of the staff and Zoning Committee is that there are other uses allowed in the district that are closer matches.

Commissioner Schertler questioned whether parks are comparable. Isn't this different if it's a private activity, basically an enterprise that's going to be taxable property and they're charging fees to golf there? The comparable uses that are identified are more public uses for TN zoning so do we care that that line is crossed?

Mr. Dermody said that the way the DSU is proposed here, the findings and the conditions don't make that comparison directly, so that would be a separate decision to be made the way this is laid out right now.

Commissioner Ward said being that this may be looked at as a similar use by another developer. Are there additional conditions that the City may want to put on there, so that years from now if it no longer becomes a use that the community is favorable for such as miniature golf and they do want to move toward an outdoor vegetable garden or outdoor farmers market, that there be some type of conditions that that not be the intent of this particular finding?

Mr. Dermody said that there are a variety of uses that are allowed in this zoning district. But the question before the Commission isn't what is the universe of uses that should be allowed here, but whether this particular use is similar to others that are allowed in T3. This application doesn't ask if there are other uses that should also be determined similar or be allowed in the district. So the question of predicting other uses is not before us now.

Commissioner Ward said that because it's in a historic district are there additional restrictions that then come into play?

Mr. Dermody said the fact that it's in a historic district doesn't directly limit the uses, however it limits the design. It is unlikely that a seven story office tower would go there because it would obscure the view of the historic buildings.

Commissioner Perrus said this discussion highlights her overall concern about determinations of similar uses, their scope and how the Commission should limit findings and conditions to make sure they're not creating a scope broader than intended. There are other ways that they could go with this and she understands that this is a process and it may be helpful to have a general discussion by the Planning Commission about DSUs. This discussion really highlights the confusion over how findings are drafted and the limitations of what a DSU actually means when those findings and conditions are created. This discussion highlights concerns well beyond what these findings say, so it would be helpful to have that discussion.

Commissioner Edgerton asked if there are specific design requirements that are put in place on this because he understands that this miniature golf course is going to be a little different. He thought that there weren't permanent installations of holes, but they would change over time as different artists designed holes. It's probably not that different from a traditional miniature golf course but it will be somewhat different. The one at the Walker had some different kinds of things there that you don't see at your normal miniature golf, so what will the design requirements be that will govern this.

Mr. Dermody said that the Walker is a great example because they are using that as their model. There will be changes in holes over time – they'll be designed by artists and will rotate out periodically. That will be a difficult question for the HPC to address when we don't know what all the holes are going to look like, so it will probably be a combination of some design standards

and concepts that can be brought to the HPC and reviewed by staff as time goes on to make sure that every installation generally conforms.

**MOTION:** *Commissioner Nelson moved the Zoning Committee's recommendation to approve the resolution for determination of similar use for outdoor commercial recreation subject to additional conditions. The motion carried unanimously on a voice vote.*

Commissioner Nelson said that the next Zoning Committee meeting on Thursday, April 11, 2013 has been cancelled.

**V. Neighborhood Planning Committee**

Creative Enterprise Zone Amendment to District 12 St. Anthony Park Community Plan – Approve resolution recommending adoption of the Creative Enterprise Zone Amendment by the Mayor and City Council. (*Merritt Clapp-Smith, 651/266-6547*)

**MOTION:** *Commissioner Shively moved to approve the resolution recommending the Creative Enterprise Zone amendment be adopted by the Mayor and City Council. Commissioner Ochs seconded the motion. The motion carried unanimously on a voice vote.*

Chair Wencil announced the next Neighborhood Committee meeting on Wednesday, April 10, 2013 has been cancelled.

**VI. Complete Streets Project Update** – Informational presentation by Anton Jerve, PED. (*Anton Jerve, 651/266-6567*)

Anton Jerve, PED staff, gave a presentation updating the Planning Commission about the Complete Streets Planning project. He said the Complete Streets Planning project is about developing tools to implement complete streets policies. The process is funded by a TIGER II Grant and includes a citywide assessment, a street design manual, and an action plan. Each of these tools is being completed with the overall goal to integrate Complete Streets policies into everyday street design practices. They want to create tools that function to create a balanced street design and also get everybody involved in street design process. Whether it's the staff from different departments in the City, different agencies, neighborhood groups, special interest groups all talking from the same page, the same understanding of street design best practices as applied in Saint Paul. The partners on the project are the Transportation Committee, a technical advisory committee made up of staff from Public Works, PED, Parks, DSI, and then they'll be bringing in Police, schools and other partners like MnDOT, Ramsey County, and Metro Transit as needed. The grant partners are St. Paul Riverfront Corporation and St. Paul Smart Trips.

The first major work item is a citywide assessment. This included a mapping exercise that looks at citywide safety assessment and multimodal gap analysis. The goal of these mapping exercises is to help prioritize potential pilot projects and identify ongoing data needs that they have for this type of analysis in the city. The results of the assessment will be summarized in a technical report to the Transportation Committee and set the stage for an action plan.

Commissioner Schertler said that the sidewalk replacement policy used to be a complaint based system. When somebody complained that they have a crack in front of their neighbors' sidewalk, the City sent out an inspector to see if it needs repair, then it was repaired and the property owner

was assessed, and the property owner was upset because they have to pay for it. The alternative to doing that is to evaluate the quality of infrastructure citywide and to budget maintenance. For example, if there is a pothole in the street in front of my house and it is filled I don't get assessed, but if there is a pothole in the sidewalk in front of my house and it is filled then I get assessed and that doesn't make sense. And part of the assessment of the quality out there would be contextual and comprehensive. So they say we're going to do 10 miles of sidewalk and we're going to use professional judgment on the quality of the infrastructure and replace it based on professional judgment as opposed to a complaint based system.

Mr. Jerve said that's a good example of the type of coordination we should have between complete streets policies and street programs, such as sidewalk repair.

Mr. Jerve continued on saying that the second major work item is the Street Design Manual and the purpose is to illustrate possible street design best practices, to explain impacts of the design on modes of transportation, and show how street design elements can be used together. Mr. Jerve talked about the content consisting of the introduction, background and relationships, urban design treatments, street design, maintenance and implementation. He showed an example of the manual's template and how each design element will be addressed. It will contain a few photos from Saint Paul and the photos will be generated from a photo competition that will kick off in a couple of weeks. The idea is to have the photo content provided by anyone interested in the manual and helps to customize it to Saint Paul. And where appropriate they want to highlight any public art opportunities, and environmental and maintenance characteristics as they relate to specific design elements.

One of the outreach events they are planning is the "Better Block" event on East 7<sup>th</sup> Street between Margaret and Arcade; it's a one-day event on June 6<sup>th</sup> from 3-8 p.m. It's a way to temporarily redesign a street with traffic flowing through; it's a hybrid between street redesign and a block party. It is a way of illustrating what they are talking about in the manual in real life, a tangible change that people can relate to rather than looking at it on paper. There is a planning session for the event on April 25<sup>th</sup> from 6-7:30p.m. at 798 East 7<sup>th</sup> Street. The web page is: <http://saintpaul.teambetterblock.com>.

And the final tool that they will be developing as part of this process is an action plan and this will have a list of priority projects, recommendations to improve the street design process in Saint Paul and a summary of pilot projects, which will be half-day to whole-day workshops to develop planning level street designs for specific locations and prioritize improvements at those locations. A primary goal of these pilot projects is to test the manual making sure it is working for their needs and tweak it before final adoption. They are going to do up to 10 workshops. The general timeline for the whole project is that by September the grant activities are completed.

Commissioner Nelson said that a lot of the streets in Saint Paul are state aid roads, so how would the design manual interface with MnDOT standards and work together, because MnDOT has a lot of power with regards to the roads that they have control over.

Mr. Jerve responded the manual will be developed within the context of all applicable design manuals that may dictate design requirements. It will illustrate best practices, requirements and situations that may call for design variations.

Commissioner Porter said regarding the funding, she's curious if it's tying to funders like HUD

and FTA. Sometimes they are more likely to fund projects if the project is considered in terms of a corridor, so you should tie that language about corridor planning and complete streets together in some way.

Mr. Jerve responded the future funding source would depend upon the scope of the project, but larger-scale projects and future analysis should reflect a corridor perspective

Commissioner Porter said that her question was more on incorporating the language into the manual as opposed to focusing on the pilot projects. Also she did not hear anything about recycling or sustainability.

Mr. Jerve responded the manual will address sustainability in terms of the stormwater, green infrastructure and maintenance qualities and opportunities of each design element.

Commissioner Noecker asked what the level of authority of the manual would be and what the relationship is with the Comprehensive Plan. Also she asked about the Planning Commission's role in this when it comes back.

Mr. Jerve responded that it will define standard practice for street design in Saint Paul, but will be based on other manuals that may have more authority and/or define standards. It will be adopted in some form, but will have to be adopted in a way that allows for administrative updates as other state and federal manuals are updated. Mr. Jerve stated the Planning Commission would approve the Manual before sending it on to City Council.

Commissioner Edgerton asked about the relationship to other documents. For example, the Fort Road/W. 7<sup>th</sup> plan had recommendations about street furniture and things like that for the area behind the curb. How does this relate if there were inconsistencies between this complete streets manual and some of the neighborhood plans and how do those documents interact?

Mr. Jerve responded the manual will have guidance for above standard elements, like street furniture and other streetscape elements.

Commissioner Edgerton said so if there were some inconsistency the design manual would govern? Mr. Jerve replied yes.

Commissioner Merrigan hopes that there are ways that they can recognize some of the individual characteristics of the neighborhoods so that they don't have sort of a mono design for streets, yet they may have a singular underlying good principle for stormwater planting places for multimodal transportation. She hopes there are enough options to reflect neighborhood character.

Mr. Jerve clarified that the manual would define the parameters for streetscape elements based on requirements such as ADA, maintenance, etc., but would allow for individual neighborhood customization and expression.

Commissioner Shively asked how are they interacting the transit piece with buses because those are moving parts run by another institution and you may have a bus corridor in one location that might shift to another.

Mr. Jerve responded the manual will include guidance on transit facilities, based upon Metro

Transit requirements and other sources and will be written to be flexible enough to respond to the specific needs of the street in the context of the function, land use, and right of way width.

**VII. Comprehensive Planning Committee**

Commissioner Merrigan had no report.

**VIII. Transportation Committee**

Commissioner Spaulding announced that the next Transportation Committee meeting on Monday, April 8, 2013 has been cancelled.

**IX. Communications Committee**

Commissioner Thao had no report.

**X. Task Force/Liaison Reports**

Commissioner Merrigan announced the items on the agenda for the Shepard Davern Area Planning Task Force, which will meet on Wednesday, April 10<sup>th</sup> from 4:00 to 6:00 p.m. at the St. Paul Jewish Community Center, 1375 St. Paul Avenue.

**XI. Old Business**

None.

**XII. New Business**

None.

**XIII. Adjournment**

Meeting adjourned at 9:58 a.m.

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

Respectfully submitted,



Donna Drummond  
Planning Director

Approved \_\_\_\_\_  
(Date)

Daniel Ward II  
Secretary of the Planning Commission



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

DATE: April 12, 2013  
TO: Planning Commission  
FROM: Donna Drummond, Planning Director   
RE: West Grand Zoning Study Public Hearing

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The Planning Commission will hold a public hearing on the West Grand Zoning Study draft recommendations at the meeting on April 19<sup>th</sup>. The zoning text amendments and a map illustrating the study area and recommended property zone changes are attached for your convenience.

If you need another copy of the full study (which was in your Mar. 8<sup>th</sup> meeting packets), or have any questions prior to the hearing, please contact Josh Williams at 651-266-6659 or [josh.williams@ci.stpaul.mn.us](mailto:josh.williams@ci.stpaul.mn.us).

## 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.



**The Zoning Committee  
meeting on Thursday,  
April 11, 2013  
was  
CANCELLED**

**The next Zoning  
Committee meeting  
will be on Thursday,  
April 25, 2013.**

**Thank you**



2013 (Cycle 19) Neighborhood STAR Loan and Grant Funding Proposals Received 3/28/13

4/10/2013

#	W	D	Project	Applicant	Grant	Loan	Requested Terms	Match Pledged	Location	Type
13-101	1	7	<u>Frogtown Park and Farm</u> : A \$3.45 million campaign to purchase 12.7 acres of Wilder Foundation property to create an urban demonstration farm, recreation areas and a nature sanctuary.	Frogtown Gardens Inc., 941 Lafond Ave. #200, 55104, Rick Heydinger, 612-747-7540, rheydinger@gmail.com & St. Paul Parks and Recreation, Tom Russell, 651-266-6415, tom.russell@ci.stpaul.mn.us	220,000			2,750,000	919 Lafond Ave.	PI
13-102	1	7	<u>Garden Fresh Farms Indoor Urban Agriculture Farm</u> : Interior and exterior leasehold improvements to 10,000 sq.ft. of warehouse space to establish a hydroponic and aquaponic farm to grow year-round produce.	Fresh Farms I, LLC, 1065 E. Hwy 36, Maplewood, 55109. Dave Roeser, 612-886-6631, droeser@gardenfreshfarms.com	150,000	150,000	4%, 15 yrs.	300,000	869 Pierce Butler Rte	C
13-103	1	7	<u>Model Cities Redevelopment</u> : Create two pocket parks, a rooftop garden terrace, a community room and reading room complete with a public art component focusing on the railroad history of Frogtown and Rondo neighborhoods.	Model Cities of St. Paul, Inc., 839 University Ave., 55104, Beverley Oliver Hawkins, 651-632-8343, bohawkins@modelcities.org	92,178	120,000	4%, 10 years 5 yr deferral	2,630,693	771-785 & 839-849 University	H
13-104	1	7	<u>Frogtown Curling Club</u> : Install new automatic cooling compressors and lay a one inch layer of sand to reduce the amount of water and electricity needed for the ice rink.	Frogtown Curling Club, 743 Western Ave. N, 55103, Deb Strafaccia, 651-307-9378, debstraf@comcast.net	7,500			7,500	743 Western Ave. N.	C
13-105	4	11	<u>New Brewery Construction</u> : Exterior and interior leasehold improvements to 5,000 sq. ft. of vacant warehouse space to create a gluten-free brewery and tap-room.	Burning Brothers Brewing LLC, 1750 Thomas Ave. W., 55104, Thomas Foss, 651-398-3783, thom@burnbrosbrew.com		200,000	5.5% 5 years	225,243	1750 W. Thomas Ave	C
13-106	1	8	<u>OCM Parking</u> : Construct 40 parking places and install a security system in the parking lot.	Oromo Community of Minnesota, 465 Mackubin St, 55103, Hassen Hussein 612-272-3539, hhussain@oromocommunitymn.org	100,000			100,000	465 Mackubin	C
13-107	1	8	<u>Nina's Coffee Café</u> : Replace wood flooring, counters and tile.	Dipendenza, LLC dba Nina's Coffee Café, 165 Western Ave. N. #10, 55102, June Berkowitz, 651-769-4534, ninacoffeecafe@hotmail.com	7,500	7,500	1%, 5 yrs.	15,000	165 Western	C
13-108	1	8	<u>MCASA Old Home Development</u> : Create a 7,300 sq. ft. pervious shared driveway and a 2,700 sq. ft. pocket park including landscaping, a walking path and park benches.	Model Cities CDC, 839 University Ave., 55104, Beverley Oliver Hawkins, 651-632-8343, bohawkins@modelcities.org	80,000	20,000	2%, 5 yrs	100,000	370 University	H
13-109	1	8	<u>MN Safety Council Building Expansion</u> : Remove modular classrooms and storage units, expand the current building, remodel existing space and add an elevator and landscaping.	Minnesota Safety Council, 474 Concordia Ave., 55103, Carol Buffon, 651-228-7304, buffon@minnesotasafetycouncil.org	180,000	200,000	2%, 10 yrs.	986,500	474 Concordia Ave.	C
13-110	1	8	<u>Unidale Mall</u> : Install energy efficient windows and doors on 3 of the 6 commercial units, resurface the parking lot and add new signage, exterior lighting and entrance canopies.	Double Dragon Building Inc., 13445 4th St. N., W. Lakeland 55082, Che Ku, 651-343-8098, bigstonediamond@yahoo.com	125,000	125,000	3%, 5yrs.	250,000	University and Dale	C
13-111	1	13	<u>Replace Existing Fence around Griffin Stadium at Central High School</u> : Replace old chain link fence with 1,057 ft of new black vinyl fencing fabric.	Lexington-Hamline Community Council, 1216 Selby Ave., 55104, Margaret Jones, 651-645-3207, lexham@lexham.org	9,900			9,900	Lexington Pkwy & Concordia	PI

2013 (Cycle 19) Neighborhood STAR Loan and Grant Funding Proposals Cont.

#	W	D	Project	Applicant	Grant	Loan	Requested Terms	Match Pledged	Location	Type
13-112	2	3	<u>Las Sirenas</u> : Leasehold improvements including replacing a leaky roof and exterior installation of two sculptures with built-in light panels.	Templo Corp., 199 Plato Blvd. E., 55107, Maya Santamaria, 651-231-1304, maya@lassirenas.net	10,000	10,000	0%, 6 yrs.	20,000	199 Plato Blvd. E.	C
13-113	2	5	<u>Merrick on the Move Capital Campaign</u> : Construct a new, 25,000 sq. ft. multi-service community center complete with a gym, children and teen rooms, a food shelf and administrative space.	Merrick Community Services, 715 Edgerton St., 55130, Daniel Rodriguez, 651-771-9339, drodriguez@merrickcs.org	500,000			1,110,000	600 Lafayette Rd.	C
13-114	2	9	<u>Blue Ox Mini Golf</u> : Create a 36 hole, artist-designed, mini golf course.	Blue Ox, LLC, 421 Osceola Ave., 55102, Gabriel Shapiro, 651-398-8885, gabeshapiro@gmail.com	150,000	200,000		398,000	Schmidt Brewery	C
13-115	2	16	<u>Bibelot Parking Lot, Roof and Awnings</u> : Remove and replace the back parking lot, roof on the west side of the building and front awnings.	The Bibelot Shops, 1114 Grand Ave., 55105, Janet Haugan, 651-917-4920, jh@bibelotshops.com	14,246	14,246	___% 5 yrs.	28,492	1082 Grand Ave.	C
13-116	2	16	<u>Summit Hill Community Garden</u> : Create 50 community garden plots and shared garden space with fencing, benches, compost bins and a storage shed.	Summit Hill Association, 860 St. Clair, 55105, Kate Pearce, 612-703-3674, mrskatepearce@yahoo.com	12,343			13,000	Linwood Park	PI
13-117	2	17	<u>Wabasha Partners - Wabasha Street Improvement Project</u> : Replace 24 trash receptacles, install 1 newspaper dispenser and artistically wrap 7 electrical boxes on Wabasha Street.	McNally Smith College of Music Foundation, 19 E. Exchange St., 55101, Hayley Johnson, 361-3445, hayley.johnson@mcnallysmith.edu	27,750			27,750	Wabasha St. between 94 & Kellogg	PI
13-118	2	17	<u>TPT's Skyway Lobby Renovation</u> : A renovation project to create visual access to one production studio, a video wall showcasing video art and provide gathering space in the skyway lobby.	Twin Cities Public Television, 172 E. 4th St., 55101, Kirby Bennett, 651-229-1456, kbennett@tpt.org	150,000			668,400	172 E. 4th St.	C
13-119	2	17	<u>Skyway Fitness Revitalization</u> : Expand leased space to 3,000 sq. ft. to increase workout space, add an area for nutrition classes and two massage rooms.	SkyWay Fitness LLC, 56 E. 6th St, Ste #318, 55101, Michelle Wermager, 651-497-5306, skywayfitness@gmail.com	10,000	10,000	4.25%, 5 yrs.	20,000	Alliance Bank Bldg.	C
13-120	2	17	<u>International Hostel</u> : Leasehold improvements to create 75-100 dorm-style beds, a kitchen, 2 lounge areas, a laundry room and offices.	Rolling River Hostel, LLC, PO Box 4776, St. Paul 55101, Steve Budas, 651-292-4375, steve.budas@rollingriverhostel.com	100,000	200,000	3%, 20 yrs.	380,500	Market House Building	C
13-121	2	17	<u>Metropolitan Center for Independent Living</u> : Façade improvements, new office space, windows, classrooms, community room facilities, lighting and a new roof.	Metropolitan Center for Independent Living, 1600 University Ave., #16, 55104, David Hancox, 651-603-2012, davidh@mcil-mn.org	190,000			1,400,000	530 N Robert St.	C
13-122	2	17	<u>Fitzgerald Theater Exterior Improvements Project</u> : Façade improvements to include new lighting, awnings and an ADA accessible door.	The Fitzgerald Theater, 10 E. Exchange St., 55101, Joanna Schnedler, 651-290-1275, jschnedler@mpr.org	13,427			13,427	10 E. Exchange	C
13-123	2	17	<u>Bedlam Lowertown Façade Improvement</u> : New awnings, signage, patio furniture, refuse storage area and updated lighting.	Bedlam Theatre, 2637 27th Ave. S., Minneapolis 55406, Andi Cheney. 612-341-1038, development@bedlamtheatre.org	15,000			15,000	213 E 4th St	C
13-124	2	17	<u>The Family Place</u> : Replace old carpet in the dining room with floor tiles and install commercial grade carpet in the training area/computer lab.	The Family Place, 244 E. 10th St., 55101, Margaret Lovejoy, 651-207-1565, mlovejoy@famplace.org	5,000			5,000	244 E. 10th St.	H

2013 (Cycle 19) Neighborhood STAR Loan and Grant Funding Proposals Cont.

#	W	D	Project	Applicant	Grant	Loan	Requested Terms	Match Pledged	Location	Type
13-125	3	14	Custom Contracting: Exterior improvements to include new windows, an all brick venner, new doors, signage and lighting.	David and Christine Rozek, 1854 Grand Ave., 55105, David Rozek, 651-698-5371, dave@customcontractingmn.com	22,500	22,500	2%	45,000	1854-56 Grand Ave.	C
13-126	4	11	Prior Crossing: Develop 44 efficiency apartments with support services for homeless youth ages 18 to 25.	Beacon Interfaith Housing Collaborative, 2610 University Ave. W, #100, 55114, Kirk Moorhead, 651-789-6260 x207, kmoorhead@beaconinterfaith.org	200,000			7,999,981	1949 University Ave. W.	H
13-127	4	11	Mosaic on Stick: Install 22 gallery/studio lights, raise the ceiling approximately eight feet, install 2 new exterior signs and 1 concrete pad for a signature sculpture.	Mosaic on a Stick, 595 Snelling Ave., 55104, Lori Greene, 651-645-6600, info@mosaiconastick.com	5,886	5,886	4%, 3 yrs	11,772	1564 LaFond Ave.	C
13-128	4	12	Field of Joy: Install an 80 x 45 yd. synthetic turf soccer field.	Joy of the People, 890 Cromwell Ave., 55114, Amber Van Dyke, 651-528-2027, amber@joyofthepeople.org	80,000	14,000	2.50%	94,000	890 Cromwell Ave.	PI
13-129	4	12	The New Gremlin Theatre: Leasehold improvements to vacant warehouse space to create a new 120 seat theater and performing arts facility.	Gremlin Theatre, 1802 Dayton Ave., 55104, Peter Hansen, 651-999-9599, phansen1000@hotmail.com	70,000	15,000	3.5% 5 years	143,000	825 Carleton	C
13-130	4	12	Urban Growler Brewery and Tap Room Leasehold improvements to 6,200 sq. ft. to create a new brewery, taproom, ADA accessible restrooms and a beer garden.	Urban Growler Brewing Co. LLC, 2139 Fairmount Ave. 55105, Deb Loch, 763-234-2980, deb@urbangrowlerbrewing.com	65,000	90,000	1% 15 yrs. 2 year deferral	155,000	2325 Endicott St.	C
13-131	5	5	Village on Rivoli (Phase 1) Gap financing needed to build 13 single-family homes complete with three bedrooms and two stall garages in the Railroad Island neighborhood.	Dayton's Bluff Neighborhood Housing Services, 823 E. 7th St, 55106, Jim Erchul, 651-774-2704, jerchul@dbnhs.org	379,600			2,654,600	660 Rivoli St.	H
13-132	5	5	Open Cities Health Center's Capital Campaign: Capital improvements needed to open the first floor of a full service nonprofit community health center in 2014.	Open Cities Health Center, 409 N. Dunlap St., 55104, Doug Hansen, 651-290-9245, doug.hansen@ochealthcenter.com	300,000			300,000	916 Rice Street	C
13-133	5	6	St. Paul Music Academy Playground Renovation Remove, re-grade and install new play equipment for school children and the surrounding community.	ISD 625, 360 Colborne St., 55102, Barbara Evangelist, 651-744-2167, barbara.evangelist@spps.org	50,000			50,000	27 Geranium Ave. E.	PI
13-134	5	10	Twin Cities German Immersion School: Renovations to include a community meeting room and a playground expansion.	Twin Cities German Immersion School, 1745 University Ave. W, 55104, Ann Jurewicz, 651-492,7106, ajurewicz@tcgis.org	50,000			50,000	1030 Van Slyke Ave.	C
13-135	6	4	180 Degrees Capital Campaign for Youth Development Campus: Construct a new 7,300 sq. ft. youth shelter and crisis center, renovate a storage barn into an activity center/construction trades workshop, and create a community garden/green space.	180 Degrees, Inc., 236 Clifton Ave. S., Minneapolis, 55403, Richard Gardell, 612-813-5000, richard@180degrees.org	350,000	150,000	2% 10 yrs	2,167,250	1301 E. 7th St.	H & C
13-136	6	4	East Side Family Clinic Pharmacy Equipment: Purchase and install an automatic pharmacy dispensing unit in their new east side health clinic.	West Side Community Health Services, 153 Cesar Chavez St., 55107, Jaeson Fournier, 651-602-7536, jtfournier@westsidechs.org	75,000			79,900	895 E. 7th St.	C

2013 (Cycle 19) Neighborhood STAR Loan and Grant Funding Proposals Cont.

#	W	D	Project	Applicant	Grant	Loan	Requested Terms	Match Pledged	Location	Type
13-137	7	1	<u>The Mill City Distilling Company LLC</u> : Renovations to a vacant building will include new windows, lighting and utilities to create a liquor distillery, offices and a tasting/hospitality room.	The Mill City Distilling Company LLC, 7233 W. Franklin Ave., St. Louis Park 55426, Robert McManus, 917-821-4237, millcitydistilling@gmail.com	100,000	175,000	2%, 20 yrs.	422,500	Hamm's Site 704 Minnehaha	C
13-138	7	4	<u>Flat Earth Brewing</u> : Renovate a vacant building with new windows, lighting, utilities and an outside courtyard for a brew pub and lounge.	Flat Earth Holdings, 2035 Benson Ave. 55116, John Warner, 651-717-8172, warner@flatearthbrewing.com	150,000	225,000	2%, 20 yrs.	525,000	Hamm's Site 688 E. Minnehaha	C
13-139	7	4	<u>Obb's Expansion</u> : This 40' x 70' building addition will provide a handicap accessible entrance and restrooms, additional restaurant seating and a larger patio area.	James R. Johnsen, 1347 Burns Ave., 55106, 651-776-7710, jim@obbsbar.com	49,500	49,500	2% 15 yrs.	250,000	1347 Burns Ave.	C
13-140	7	4	<u>East Side Enterprise Center</u> : Repurpose vacant warehouse space to provide offices for Dayton's Bluff Community Council and the Latino Economic Development Center as well as community gathering space, meeting rooms and space for 6-8 incubator businesses. A food preparation kitchen will be installed in the rear warehouse area.	East Side Enterprise Center, LLC & Dayton's Bluff Community Council & Latino Economic Development Center, 798 E. 7th St., 55106, Deanne Faster, 651-331-0914, deanna@daytonsbluff.org	150,000	150,000	0%, 20 yrs.	400,000	798 Margaret St.	C
13-141	1,4, 5	6,7, 8,11	<u>Greater Frogtown's Money for the Middle Program</u> : A program to provide loan and grant funds to owner-occupied home and duplex owners with incomes above 80% of median income making interior and/or exterior improvements.	Greater Frogtown Community Development Corp., 321 Topping St, 55103, Patty Lammers, 651-789-7485	120,000			120,000	Program	H
13-142	1,2, 5,6, 7	3,4, 5,6, 7,8, 9	<u>Restore Saint Paul Loan Program</u> : A program to provide financial incentives to complete historic renovations to eight residential and three commercial buildings over a two-year period.	Historic Saint Paul, 318 Landmark Center, 75 W. 5th St, 55102, Carol Carey, 651-222-3049, ccarey@historicsaintpaul.org	100,000	100,000	0%, 10 yrs.	200,000	Program	H & C
13-143	CW		<u>St. Paul Home Improvement Loan Fund</u> : Provide home improvement loans for health and safety related repairs to at least eight (8) owner occupied single family homes over a 2-year period.	Community NHS, 35 West Water St., 55107, Jason Peterson, 651-292-8710, jp@communitynhs.org	48,000	40,000	0%, 20 yrs.	88,000	Program	H
13-144	CW		<u>Sparc Lead Window Program</u> , Assist 50-60 homeowners earning less than 80% of the median income to replace lead painted windows.	Sparc, 855 Rice Street, #200, 55117, Matthew Ides, 651-488-1039, matthew@sparcweb.org	50,000			163,750	Program	H
13-145	5,6, 7	1,2, 4,5	<u>East Side Solar</u> : Four to six businesses would receive financial assistance for a new solar project on their building.	NENDC, 1321 White Bear Ave, 55106, Chuck Repke 651-771-6955, chuckrepke@aol.com	30,000	30,000	0% 12 yrs.	60,000	Program	C
13-146	6	5	<u>Payne Avenue Parking Lot Program</u> Acquisition, development and redevelopment of commercial parking lots located on either Payne Ave. or Arcade Street.	ESNDC, 925 Payne Ave, #201, 55130, Anne DeJoy, 651-288-8744, adejoy@esndc.org	140,000	100,000	2%, 7 yrs.	240,000	Arcade & Payne: E 7th to Maryland	C
13-147	6	5	<u>Star Nails &amp; Spa</u> : Convert previous office space into a nail salon.	Star Nails & Spa, 1137 Payne, 55130 Linh Huynh, 612-323-1818, linhhuynh37204@yahoo.com	10,000	12,000		22,000	1137 Payne	C
13-148	2	9	<u>Historic Brewery Stable Brewery Buildout</u> : Leasehold improvements to create a taproom, cellar and brewhouse.	Theodore Fyten Brewing Company, LLC, PO Box 1645, 55116, Tod Fyten, 651-387-0708, tod@fytenburgbeer.com	47,000	50,000	3%, 10 yrs.	97,000	363 Webster	C

Subtotals: 4,812,330 2,485,632 27,813,158

Total: 7,297,962