



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

Steering Committee Meeting – 8:00 a.m., Room 42

Christopher B. Coleman,
Mayor

Agenda

Saint Paul
Planning Commission

May 31, 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
Tony Schertler
Emily Shively
Robert Spaulding
Terri Thao
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

- I. Approval of minutes of May 17, 2013.**
- II. Chair’s Announcements**
- III. Planning Director’s Announcements**
- IV. PUBLIC HEARING: Auto Body Text Amendments – Item from the Comprehensive Planning Committee. (*Kate Reilly, 651/266-6618*)**
- V. Zoning Committee**
SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)
NO BUSINESS
- VI. Capitol Region Watershed District: Overview of Purpose, Requirements, and Effect on Development** – Informational presentation by Mark Doneux, Administrator, Capitol Region Watershed District.
- VII. Comprehensive Planning Committee**
- VIII. Neighborhood Planning Committee**
- IX. Transportation Committee**
- X. Communications Committee**
- XI. Task Force/Liaison Reports**
- XII. Old Business**
- XIII. New Business**
- XIV. 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.

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

WEEK OF MAY 27-31, 2013

Mon (27) _____ **MEMORIAL DAY HOLIDAY – OFFICE CLOSED**



Tues (28) _____ **3:30- Comprehensive Planning Committee HAS BEEN CANCELLED**
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

Weds (29) _____

Thurs (30) _____

Fri (31) _____ **8:30- Planning Commission Meeting Room 40 City Hall**
11:00 a.m. (Donna Drummond, 651/266-6556) **Conference Center**
15 Kellogg Blvd.

PUBLIC HEARING: Auto Body Text Amendments – Item from the Comprehensive Planning Committee. (Kate Reilly, 651/266-6618)

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

NO BUSINESS

Informational Presentation... Capitol Region Watershed District: Overview of Purpose, Requirements, and Effect on Development – Informational presentation by Mark Doneux, Administrator, Capitol Region Watershed District.

**The Planning Commission
minutes from the meeting
on Friday, May 17, 2013
are not ready for your
review yet. You will receive
an email with the minutes
attached when they are
ready.**

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, June 4, 2013
Skyway Level
375 Jackson Street**

<u>Time</u>	<u>Project Name and Location</u>
9:00	BNSF-Midway Hub Paving Drainage (Phase 6) 1701 Pierce Butler Route Replace pavement and install storm sewer improvements in rail yard
9:30	Brackey Stormwater Improvements 1360 Rice Street Regrade, pave and install stormwater improvements on portions of vacant parcels

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 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.

Meeting room

We have a different meeting room for this week only. Staff and applicants should come to the front counter on the second floor (Skyway level). You will be taken up from there to the 3rd Floor West meeting room.

Parking

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

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



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Christopher B. Coleman, Mayor

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SITE PLAN REVIEW COMMITTEE

Tuesday, May 28, 2013
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Great River School 1326 Energy Park Drive 5,000 square foot classroom addition
9:30	J&P Trading Company 295 State Street 30,000 square foot warehouse addition

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

May 23, 2013

To: Planning Commission

From: Comprehensive Planning Committee

Re: Auto Body Text Amendments Public Hearing

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.

Staff has been in the process of conducting this and on February 19, 2013 staff presented the auto body shop zoning text amendments to the Comprehensive Planning Committee and the Committee referred the item to the Planning Commission to hold a public hearing regarding the minor zoning text amendments.

The notice was published to the ENS list on April 29, 2013 and published in the Legal Ledger on May 20, 2013.

The public hearing will be held at the May 31, 2013 regular meeting of the Planning Commission. Public comments will be accepted by the Department of Planning and Economic Development until 4:30 on Monday, June 3, 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 (1/4) mile of University Avenue, subject to standards and conditions (b) and (c) 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.]