



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Agenda

Saint Paul
Planning Commission

July 25, 2014
8:30 – 11:00 a.m.

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

I. Approval of minutes of July 11, 2014.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

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

NEW BUSINESS

#14-303-103 Voice of East African Women – Conditional use permit for shelter for battered persons, with variance of the parking requirement. 1041 Selby Avenue, NW corner of Oxford. (*Hilary Holmes, 651/266-6612*)

V. Comprehensive Planning Committee

Minor Text Amendments to Zoning Districts B, I & T – Approve resolution initiating a zoning study of minor B & T District amendments. (*Jamie Radel, 651/266-6614*)

VI. Saint Paul Marketwatch Report Update – Informational presentation by Jake Reilly, PED. (*Jake Reilly, 651/266-6618*)

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Pat Connolly
Daniel Edgerton
Gene Gelgelu
Anne DeJoy
William Lindeke
Kyle Makarios
Melanie McMahan
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Padilla
Betsy Reveal
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

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 JULY 21-25, 2014

Mon (21) _____

Tues (22) _____

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

13th Floor – CHA
25 Fourth Street West

Chapter 64 Sign Amendments – Review July 11 public hearing testimony and consider recommendation to Planning Commission. (*Jake Reilly, 651/266-6618*)

Review draft City comments on the Department of Natural Resource's Draft Rules for the Mississippi River Critical Area. (*Allan Torstenson, 651/266-6579 and Josh Williams, 651/266-6659*)

Weds (23) _____

Thurs (24) _____

5:00 p.m. Heritage Preservation Commission

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

Public Hearing/Permit Review

900 Summit Avenue, Hill Heritage Preservation District, by Jamie Borell, Innovative Power Systems, Inc., for a building permit to install 96 solar electric modules on the flat roof. File #14-029 (*Dermody, 651/266-6617*)

1621 Summit Avenue, Summit Avenue West Heritage Preservation District, by Rich Laffin, Richard Laffin Architects, Inc., for a building permit to replace nine pairs of in-swing casement windows with new out-swing casement windows. File #14-030 (*Boulware, 651/266-6715*)

1890 Summit Avenue, Summit Avenue West Heritage Preservation District, by Bill Marzolf, owner, for a building permit to demolish the single-stall garage and construct a three-stall garage. File #14-031 (*Boulware, 651/266-6715*)

Fri (25) _____

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

NEW BUSINESS

#14-303-103 Voice of East African Women – Conditional use permit for shelter for battered persons, with variance of the parking requirement. 1041 Selby Avenue, NW corner of Oxford. *(Hilary Holmes, 651/266-6612)*

Comprehensive Planning

Committee..... Minor Text Amendments to Zoning Districts B, I & T – Approve resolution initiating a zoning study of minor B & T District amendments. *(Jamie Radel, 651/266-6614)*

Informational Presentation.... Saint Paul Marketwatch Report Update – Informational presentation by Jake Reilly, PED. *(Jake Reilly, 651/266-6618)*

**The Planning Commission
minutes from the meeting
on Friday, July 11, 2014
are not ready for your
review.**

SORRY!

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, July 22, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Oxygen Service Company 1111 Pierce Butler Route Office and warehouse addition to existing industrial building
9:45	St. Agnes School 530 Lafond Avenue Gym and auditorium addition to existing school

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

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

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

SITE PLAN REVIEW COMMITTEE

Tuesday, July 29, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Children's Hospital 345 Smith Avenue Entrance addition and skyway (Skyway is over hospital property and not over a public street)
9:45	Mississippi Market 750 East 7 th Street (east portion of Hospital Linen site) New grocery store and parking lot

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.

FOR THE ZONING COMMITTEE SECTION

of this packet go to the link below:

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

THANK YOU

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651/266-6573



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: July 17, 2014
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of July 17, 2014, Zoning Committee Hearing

NEW BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
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1. **Voice of East African Women (14-303-103)**
Conditional use permit for shelter for battered persons

	Approval with a condition	Approval with conditions (5 - 0)
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Address: 1041 Selby Ave
NW corner at Oxford

District Comment: 8 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 1 person spoke , 0 letters

Hearing: closed

Motion: Approval with conditions

city of saint paul
planning commission resolution
file number
date

WHEREAS, Voice of East African Women, File # 14-303-103, has applied for a conditional use permit for shelter for battered persons under the provisions of §65.158, §61.501 of the Saint Paul Legislative Code, on property located at 1041 Selby Ave, Parcel Identification Number (PIN) 022823220082, legally described as Rogers Addition To St Paul Ex Ave Lot 28 Blk 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 17, 2014, 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 site is located at 1041 Selby Avenue at the northwest corner of Selby and Oxford. The applicant, Voice of East African Women, is proposing to change the use to a shelter for battered persons, offering short term stays (less than 30 days) for battered women and children. The floor plans show 10 sleeping rooms and the applicant states that the shelter will accommodate no more than 10 adult facility residents with minor children.
2. §65.158 defines *shelter for battered persons* as "one main building, or portion thereof, on one zoning lot where adults and children who have suffered assault or battery live on a 24-hour-per-day basis for a period of time generally not to exceed 30 days" and refers to six standards and conditions for a shelter for battered persons serving more than four adult facility residents and minor children in their care must satisfy:
 - (a) *In residential, traditional neighborhood and OS-B2 business districts, a conditional use permit is required for facilities serving more than four (4) adult facility residents and minor children in their care. This condition will be met upon approval of this application.*
 - (b) *In residential districts, the facility shall be a minimum distance of 1,320 feet from any other shelter for battered persons with more than 4 adult facility residents, licensed community residential facility, emergency housing facility, overnight shelter, or transitional housing facility with more than 4 residents. This condition does not apply. The property is zoned B2 business district.*
 - (c) *Except in B4-B5 business districts, the facility shall not be located in a planning district in which 1 percent or more of the population lives in licensed community residential facilities, emergency housing facilities, shelters for battered persons with*

moved by _____

seconded by _____

in favor _____

against _____

more than 4 adult facility residents, overnight shelters, and/or transitional housing facilities with more than 4 adult facility residents. This condition is met. The population of District 8 as of the 2010 Census was 17,002 people. Today, the number of beds is 142, or .84 percent of the established population. The proposed 10 adult facility residents would increase that number to 152 beds, or .89 percent. The capacity of the planning district is a total of 170 beds.

- (d) *In RL—RT2 residential, traditional neighborhood, OS—B3 business and IR—I2 industrial districts, the facility shall serve 16 or fewer adult facility residents and minor children in their care.* This condition is met. The floor plan that the applicant has provided shows 10 sleeping rooms. The applicant states that the use will accommodate no more than 10 adult facility residents and minor children.
 - (e) *The facility shall not be located in a two-family or multi-family dwelling unless it occupies the entire structure.* This condition is met. The existing building is a commercial building, with an existing primary office use as a chemical dependency treatment center.
 - (f) *In residential 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 2 guest rooms.* This condition does not apply. The property is zoned B2 business district, and shall serve fewer than 17 residents.
3. §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 designates Selby Avenue as a Mixed Use Corridor, as shown in the Generalized Land Use Map (Figure LU-B). The proposed use is consistent with Comprehensive Plan Land Use Policy 1.25 to “support a mix of uses on Mixed Use Corridors.” The proposed use is consistent with Comprehensive Plan Housing Policy 1.1 to “increase housing choices across the city to support economically diverse neighborhoods” and 3.4 to “assist in the preservation and production of homeless and supportive housing.”
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed use is not expected to generate any more traffic than the existing use and there are no proposed changes to ingress and egress.
 - (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 use will fit into an existing structure. The building has been used to provide community services for a number of years.
 - (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 the existing use and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district because it is similar to the existing use. There are other office, institutional and commercial uses in the area.
 - (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.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Voice of East African Women for a conditional use permit for a shelter for battered persons at 1041 Selby Ave is hereby approved, subject to the following conditions:

1. The applicant shall satisfy licensing requirements administered by the State of Minnesota.
2. A maximum of 10 adult facility residents shall be permitted.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Voice of East African Women ----- **FILE #:** 14-303-103
2. **APPLICANT:** Voice of East African Women. **HEARING DATE:** July 17, 2014
3. **TYPE OF APPLICATION:** CUP
4. **LOCATION:** 1041 Selby Ave, NW corner at Oxford
5. **PIN & LEGAL DESCRIPTION:** 022823220082, Rogers Addition To St Paul Ex Ave Lot 28 Blk 3
6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** B2
7. **ZONING CODE REFERENCE:** § 65.158 , §§ 61.501; 61.601; 61.202(b)
8. **STAFF REPORT DATE:** July 9, 2014; revised July 16, 2014 **BY:** Hilary Holmes
9. **DATE RECEIVED:** June 26, 2014 **60 DAY DEADLINE FOR ACTION:** August 25, 2014
-

- A. **PURPOSE:** Conditional use permit for shelter for battered persons
B. **PARCEL SIZE:** 6549 sq. ft. (~60 ft. Selby by 108 ft. Oxford)
C. **EXISTING LAND USE:** Office
D. **SURROUNDING LAND USE:**
North: Single-family residential (RT1)
East: Commercial and school (B2, RT1)
South: Commercial and single-family residential (B2, RM2)
West: Commercial and multi-family residential (B2, RM2)
E. **ZONING CODE CITATION:** §65. 158; §61.501 lists general requirements for all conditional uses; §61.202(b) authorizes the planning commission to grant variances when related to permits, using the required findings of MN Stat. 462.357, Subd. 6.
F. **HISTORY/DISCUSSION:** The existing use is a licensed chemical dependency treatment center owned by African American Family Services and administered by the Institute on Black Chemical Dependency. There are no zoning permits on file for this property.
G. **DISTRICT COUNCIL RECOMMENDATION:** District 8 had not made a recommendation at the time of this staff report.
H. **FINDINGS:**

1. The site is located at 1041 Selby Avenue at the northwest corner of Selby and Oxford. The applicant, Voices of East African Women, is proposing to change the use to a shelter for battered persons, offering short term stays (less than 30 days) for battered women and children. The floor plans show 10 sleeping rooms and the applicant states that the shelter will accommodate no more than 10 adult facility residents with minor children.
2. §65.158 defines *shelter for battered persons* as "one main building, or portion thereof, on one zoning lot where adults and children who have suffered assault or battery live on a 24-hour-per-day basis for a period of time generally not to exceed 30 days" and refers to six standards and conditions for a shelter for battered persons serving more than four adult facility residents and minor children in their care must satisfy:
 - (a) *In residential, traditional neighborhood and OS-B2 business districts, a conditional use permit is required for facilities serving more than four (4) adult facility residents and minor children in their care. This condition will be met upon approval of this application.*
 - (b) *In residential districts, the facility shall be a minimum distance of 1,320 feet from any other shelter for battered persons with more than 4 adult facility residents, licensed community residential facility, emergency housing facility, overnight shelter, or transitional housing facility with more than 4 residents. This condition is ~~met~~. does not apply. The property is zoned B2 business district.*
 - (c) *Except in B4-B5 business districts, the facility shall not be located in a planning district in which 1 percent or more of the population lives in licensed community residential facilities,*

emergency housing facilities, shelters for battered persons with more than 4 adult facility residents, overnight shelters, and/or transitional housing facilities with more than 4 adult facility residents. This condition is met. District 8 currently has .84% population in these facilities. The maximum 16 adult facility residents allowed would increase that number to .93%.

- (d) *In RL—RT2 residential, traditional neighborhood, OS—B3 business and IR—12 industrial districts, the facility shall serve 16 or fewer adult facility residents and minor children in their care.* This condition is met. The floor plan that the applicant has provided shows 10 sleeping rooms. The applicant states that the use will accommodate no more than 10 adult facility residents and minor children.
- (e) *The facility shall not be located in a two-family or multi-family dwelling unless it occupies the entire structure.* This condition is met. The existing building is a commercial building, with an existing primary institutional use as a chemical dependency treatment center.
- (f) *In residential 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 2 guest rooms.* This condition does not apply. The property is zoned B2 business district.

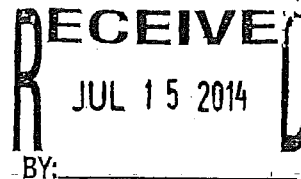
3. §61.501 lists five standards that all conditional uses must satisfy:

- (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 designates Selby Avenue as a Mixed Use Corridor, as shown in the Generalized Land Use Map (Figure LU-B). The proposed use is consistent with Comprehensive Plan Land Use Policy 1.25 to "support a mix of uses on Mixed Use Corridors." The proposed use is consistent with Comprehensive Plan Housing Policy 1.1 to "increase housing choices across the city to support economically diverse neighborhoods" and 3.4 to "assist in the preservation and production of homeless and supportive housing."
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed use is not expected to generate any more traffic than the existing use and there are no proposed changes to ingress and egress. The parking requirement is met.
- (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 use will fit into an existing structure. The building has been used to provide community services for a number of years.
- (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 the existing use and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district because it is similar to the existing use. There are other institutional and commercial uses in the area.
- (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.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends **approval** of the conditional use permit for shelter for battered persons and ~~denial of the variance for parking requirement~~ subject to the following additional conditions:

1. The applicant shall satisfy licensing requirements administered by the State of Minnesota.
2. ~~A maximum of 10 adult facility residents shall be permitted~~

Request to Withdraw



Date: July 14, 2014

Gaius Nelson, Chair
Zoning Committee
City of Saint Paul
1400 City Hall Annex
Saint Paul, Minnesota 55102

Re: Zoning File # 14-303-103 Voice of East African Women (Variance ONLY)

Dear Mr. Nelson:

I am the applicant or the applicant's duly appointed representative for this zoning file.

I request to withdraw the application for the variance of the parking requirement in this zoning file, which is presently scheduled before the Zoning Committee on July 17, 2014.

Sincerely,

Signature of Applicant or
Applicant's duly appointed
representative

MICHAEL J. JOHNSON

Printed name of Applicant or
Applicant's duly appointed
representative

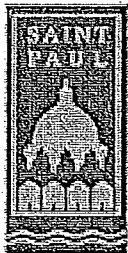
Dubruiel, Paul (CI-StPaul)

From: Holmes, Hilary (CI-StPaul)
Sent: Thursday, July 10, 2014 3:48 PM
To: Michael J
Cc: farhio@aol.com; Dubruiel, Paul (CI-StPaul)
Subject: RE: Questions about 1041 Selby
Attachments: Request for withdraw.doc

Hi Michael,

Thank you for your responses - I appreciate it. With 10 adult residents you will only need 4 parking spaces, so that eliminates the need for a parking variance. I am attaching a request to withdraw that application if you can please sign it and return it to me. Paul Dubruiel in Zoning will issue your refund for the variance application once we receive the signed withdrawal letter.

Thank you,
Hilary



Hilary Holmes
City Planner

Planning and Economic Development
25 W. 4th Street, Suite 1300
Saint Paul, MN 55102
P: 651-266-6612
hilary.holmes@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: Michael J [mailto:mjjbr@earthlink.net]
Sent: Thursday, July 10, 2014 3:14 PM
To: Holmes, Hilary (CI-StPaul)
Cc: farhio@aol.com
Subject: Re: Questions about 1041 Selby

Hilary, City of St Paul

The following is the answers to the your questions,

1. There would be ten rooms for 10 adults. Would that eliminate the need for a variance. The Minnesota Department of Health had indicated that we

could have up to sixteen, but we had made the decision to have only ten rooms as per the drawing

2. Normal hours of operation would be from 7:00 AM to 9:00 PM. We have an office in Minneapolis at the Sabathani Center that we use for intake and presentations.

We will have another staff person at the Center for abuse services in Hennepin County and have an additional office at 2 E Franklin Ave, Minneapolis at this time for Intake.

3. Their would be three to four staff people per day at the St Paul Location.
- 4 The conference room and offices would be used for council support services for families in transition. We would not be providing treatment programs that are currently at the center.

We are working with the Minnesota Department of Health for obtaining a lodging license.

We have a purchase agreement with the seller of the property.

We have an Architect's service available for our use as it relates to the building code

I have had Gilbert Mechanical and Midwest Fire representative go through the building.

They are giving me a bid as to the cost of updating the building to meet the code requirements.

If you any other questions please email me.

Thank you for your assistance in this matter.

Michael Johnson

-----Original Message-----

From: "Holmes, Hilary (CI-StPaul)"

Sent: Jul 10, 2014 10:32 AM

To: "mijbr@earthlink.net"

Subject: Questions about 1041 Selby

Hi Michael,

As I finish up my staff report, I do have some follow-up questions for you regarding your conditional use permit application:

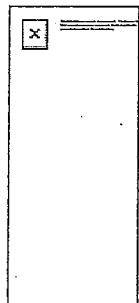
1. While the maximum number of adult facility residents can be 16, your floor plan shows 10 sleeping rooms. Do you intend on having 10 adults maximum? If so, you would NOT need the parking variance as you would only need 4 parking spaces for 10 residents.
2. What are your proposed hours of operation/intake?
3. How many staff will you have working at the facility on a given day?
4. Are you continuing the counseling center use that is in the building now? Will this be for the residents or an outpatient service?

Per Mary Montgomery's email dating January 13, 2014:

1. have you been working with the state health department for a boarding and lodging license?
2. Do you have a purchase agreement?
3. Also in Mary's email, do you have an architect for this project and have you met with Fire Safety and Building Code staff in DSI regarding the interior renovations?

I will be away for a lunch meeting from 11:00-12:00 but back at my desk after. Please feel free to email or call.

Thank you Michael,
Hilary



Hilary Holmes

City Planner

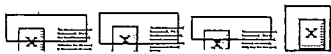
Planning and Economic Development

25 W. 4th Street, Suite 1300

Saint Paul, MN 55102

P: 651-266-6612

hilary.holmes@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

To: Planning Commission
From: Comprehensive Planning Committee
Date: July 16, 2014
RE: Minor Zoning Text Amendments to B, I, and T Districts, Land Use Standards, and Parking Requirements

Background:

Section 61.801(a) of the Zoning Code requires periodic review and reevaluation of the code, and Section 61.801(b) authorizes the Saint Paul Planning Commission to initiate amendments to the code. The following are possible minor zoning text amendments in the Business (B), Industrial (I), and Traditional Neighborhood (T) districts, land use standards for uses within the T districts, and a parking requirement that should be considered and evaluated in light of experience in applying the regulations and questions that have been raised in recent years.

Proposed Amendment	Code Citation
<i>Zoning District Amendments</i>	
Permit rental storage facility as a use in the B4 and B5	§ 66.421
Permit reception hall as a use in T2	§ 66.321
Allow for commercial surface parking in T2	§ 66.321
Increase maximum setback in T1 for nonresidential or mixed uses	§ 66.331
Allow for T1, T2, and IT with a master plan	§ 66.344 § 66.544
<i>Land Use Standard Amendments</i>	
Modify open space requirements for nursing homes in T districts	§ 65.182(c)
Modify building size standards triggering conditional use permits for commercial, retail sales and services, and limited production, processing, and storage uses in T districts	§ 65.400 § 65.500 § 65.700
<i>Parking Requirements</i>	
Reduce driveway setback requirement for uses adjacent to low-density residential uses	§ 63.310(c)

Recommendation:

The Comprehensive Planning Committee recommends that the Planning Commission initiate a study to examine minor text amendments to the Business, Industrial, and Traditional Neighborhood districts, land use standards for uses within the Traditional Neighborhood district, and a driveway setback requirement.

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

Amendments to Business, Industrial, and Traditional Neighborhood Districts, Land Use Standards, and Parking Requirements Zoning Study Initiation

WHEREAS, § 61.801, *Changes and amendments*, requires periodic review and reevaluation of the Zoning Code, and provides for Planning Commission initiation of Zoning Code amendments; and

WHEREAS, through the application the Zoning Code, the need for additional uses within the B4 and B5 business districts and T2 traditional neighborhood district was identified; and

WHEREAS, through the administration of the Zoning Code, the need to review land use standards for uses within T districts including those for open space for nursing homes and use size standards triggering conditional use permits was identified; and

WHEREAS, through the application of the Zoning Code, the need to examine parking requirements related to driveway setbacks for nonresidential uses adjacent to RL-RT2 residential was identified; and

WHEREAS, through the development of West Side Flats Master Plan, the need to allow for a more a broadened use of master plans within T1 and T2 traditional neighborhood districts and the IT transitional industrial district was identified.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby initiates a study to examine text amendments to the business, industrial, and traditional neighborhood districts, land use standards, and parking requirements.

moved by _____
seconded by _____
in favor _____
against _____