

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

WEEK OF APRIL 26-30, 2021

Mon (26)

Tues (27)

Weds (28)

4:30- Comprehensive and Neighborhood
6:00 p.m. Planning Committee
(Menaka Mohan, 651/266-6093)

MEETING IS CANCELED

Thurs (29)

Fri (30)

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

Remote Meeting

PUBLIC HEARING: Homeless Services Zoning Study – Item from the Comprehensive and Neighborhood Planning Committee. (Bill Dermody, 651/266-6617)

PUBLIC HEARING: Parking Study – Item from the Comprehensive and Neighborhood Planning Committee. (Tony Johnson, 651/266-6620)

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

NEW BUSINESS

#21-241-476 444 Maryland Rezoning – Rezone from B1 local business district to T2 traditional neighborhood. 444 Maryland Avenue West, SW corner at Arundel Street. (Menaka Mohan, 651/266-6093)

#21-251-165 300 Banfil/149-155 Dousman Rezoning – Rezone from B2 community business to RM2 medium-density multiple-family residential. 300 Banfil Street, SW corner at Dousman Street. (Anton Jerve, 651/266-6567)

**Planning Commission
Steering Committee.....**

Inclusionary Zoning Study – Resolution initiating zoning study.

Notice to Commissioners and the public:

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission and its Committees to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not

feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Conference Center Room 40 at 15 W. Kellogg Boulevard.

To monitor this meeting please see our website for log in and call in information.

Via Microsoft Teams link (note: Requires Microsoft Teams phone application, or Web browsers Google Chrome or Microsoft Edge. Note that Internet Explorer or Firefox will not work): Teams meeting link:



SITE PLAN REVIEW COMMITTEE MEETING

Tuesday, April 27, 2021

Microsoft Teams Meeting: (612) 315-7905 Conference ID: 629 150 440#

<u>Time</u>	<u>Proposed Site Plan</u>
9:00	SPR Committee – Old/New Business
9:15	Lower Landing Dog Park 200 Warner Rd Site Improvements Bianca Paz – City of Saint Paul, Parks & Recreation SPR #21-253401
10:00	Wakan Tipi Center 590 4 th St E New Institutional Christopher Stark – City of Saint Paul, Parks & Recreation SPR #21-251000

Thursday, April 29, 2021

Microsoft Teams Meeting: (612) 315-7905 Conference ID: 436 332 139#

TBD	1770 Grand Ave New Residential Rob Page – 1770 Grand Ave LLC SPR #21-252105
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Applicants should participate in the Site Plan Review Committee meeting via Microsoft Teams call.

At the Site Plan Review meeting, applicants will discuss their project’s site plan with Saint Paul’s Site Plan Review Committee. The Committee includes City staff from Zoning, Planning, Transportation Planning, Streets, Sewers, Water, Fire Inspections, Forestry, and Parks.

The purpose of the meeting is to coordinate Site Plan review across City departments.

- Applicants are encouraged to bring the project’s engineer, architect, and/or contractor for technical questions.
- Site plan application and documents were routed for City staff review prior to the meeting.
- City staff will provide comments and ask questions based on review of the site plan.
- During the meeting a determination will be made as to whether revisions are required.
- City staff will document site plan comments and conditions in a letter to the applicant.

Contact the DSI Zoning Division (651-266-9008), Ashley Skarda (651-266-9013 ashley.skarda@ci.stpaul.mn.us) or Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) if you have questions.

city of saint paul
planning commission resolution

file number 21-22

date April 30, 2021

Resolution to Recommend the Initiation of an Inclusionary Zoning Study and consideration of other related zoning text amendments to the Legislative Code

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current city policies, to address current technology and market conditions, and to bring the zoning code up-to-date; and

WHEREAS, the Metropolitan Council forecasts that Saint Paul will grow by 12,700 households and 29,100 people by 2040; and

WHEREAS, Saint Paul faces a critical housing shortage that had been generally below a five percent "full occupancy" vacancy rate for rental markets from 2014 through the fourth quarter of 2019, increasing to an average 6% vacancy in 2020; and

WHEREAS, many Saint Paul households are cost-burdened, with 22.5% of renter households paying more than 30% of monthly income for housing, and an additional 24.9% of renter households paying more than 50% of monthly income for housing (considered "severely cost-burdened"), so that all together, 47.5% of all renter households are cost-burdened in Saint Paul; and

WHEREAS, the housing cost-burdens have deepened and housing shortages have continued due to the pandemic, particularly impacting low income households; and

WHEREAS, the 2040 Saint Paul Comprehensive Plan, in Policy H-16, calls for the city and developer stakeholders to "increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels"; and

WHEREAS, the 2040 Saint Paul Comprehensive Plan, in Policy H-39, calls for the city to "Promote preservation of existing income-restricted affordable housing units to ensure continued affordability of those units"; and Policy H-40 calls for the city to "Prioritize preservation of income restricted and naturally-occurring affordable housing in areas with improved/improving transit and/or planned reinvestment to reduce resident displacement"; and

moved by _____

seconded by _____

in favor _____

against _____

WHEREAS, the City Council, in Resolution 18-1204, requested "further study and legal analysis from city staff of the following policies or concepts," including "impacts and advantages of a citywide and/or targeted inclusionary zoning policy"; and

WHEREAS, PED staff began work on an Inclusionary Zoning Study in 2019, the work of which was paused in 2020; and

WHEREAS, the Saint Paul Planning Commission respectfully requests that a funding source be identified and prioritized by the Mayor and City Council in 2021, and if not, in 2022, to support an Inclusionary Zoning market feasibility study consultant, and that PED staff be allocated to resume this zoning study; and

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, under the authority of the City's Legislative Code, recommends the initiation of the Inclusionary Zoning Study, and respectfully requests that the City of Saint Paul dedicate staff resources and identify and prioritize any available funding source(s) for the study, as well as consider other related zoning text amendments to the Legislative Code.