

Study of Proposed Amendments to Lot Coverage by Open Space Standards for the Ford Site Zoning and Public Realm Master Plan

June 11, 2021



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Brief History of the Ford Site Zoning and Public Realm Master Plan (Ford MP)

- Adopted in 2017-includes both a unique zoning code and an accompanying master planning document-Ford MP
- June 2018, Ryan Companies selected as Master Developer of the Ford Site by Ford Motor Companies
- The Ford MP was amended three times since its adoption, twice initiated by Ryan Companies, once by the City to include design standards (incorporated into the Ford MP-Chapter 5))
- The Ford MP anticipated amendments to the plan and zoning code as the site developed
- April 2021, City Council resolution asking the Planning Commission to study lot coverage open space standards



Intent of Lot Coverage by Open Space standard

- Concern during public engagement about the potential for large massing and high heights of buildings on the site
- **“Lot coverage by open space”** standard sought to address the public’s concern by creating undeveloped spaces between the buildings
- **Open Space** as it pertains to **private lots** is defined in the Master Plan as “areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas”

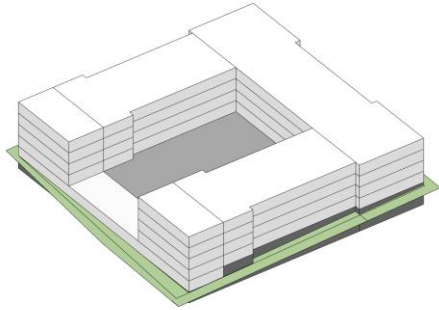


Parks and Open Space

- *Chapter 8: Parks and Open Space of the Ford Zoning and Public Realm Master Plan*
 - There are no proposed amendments in this study to Chapter 8; i.e., this study's proposed amendments would **not** impact publicly-owned parks and privately owned publicly-accessible open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat



Lot Coverage by Open Space ≠ Parks and Open Space



≠







Green Roof Incentive

- **Incentive for Green Roof Areas** - could meet the 50% of the Lot Coverage by Open Space requirement using amenity space (e.g. decks) adjacent to a green roof
- **Green Roofs as Open Space** - Where a rooftop surface includes Functional Green Roof Area, visible from the public right-of-way if below the third floor, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space



Current Issues with Lot Coverage by Open Space



- “Open Space” applies to two different areas – one generally at ground level (light green), the other potentially above it (the beige area and darker green area)
- Intent was to count the light green area
- Unclear the nexus between areas adjacent to green roof (beige area) and less open space on lots (light green area)

Images by Mike Richardson (not a HB project)



ZA Interpretation



- Based on the broad Open Space definition within the Ford MP (*areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas*), the Zoning Administrator determined that all private property areas that meet the open space definition, regardless of location, apply 100% towards the minimum Open Space Lot Coverage requirement.
- This interpretation includes elements such as open-air amenity decks and green roofs as examples of landscape materials, patios, and recreation facilities.

Images by Mike Richardson (not a HB project)



The “Lot Coverage by Open Space” standard is unnecessary and causes undue confusion and complexity.

The amount of space between the buildings is regulated by the zoning code and the Ford MP through other standards and code requirements.



Other regulations controlling buildings and space between buildings

| Regulation | Description |
|------------------|--|
| Design Standards | Several guidelines to address how the private development complements the public realm. These are outlined in Chapter 5 and include landscaping requirements, wall and fence materials, building standards and materials. |
| Lot Coverage | Part or percent of the lot occupied by the above-grade portion of buildings, ensures a building cannot cover the lot. Defined in the zoning code. |
| FAR | The Ford MP and accompanying code sets a FAR for each F district. FAR is a measurement of the total floor area of all buildings and structures on a zoning lot divided by the area of said lot. FAR establishes the overall mass of the building |
| Height | The Ford MP sets height limitations for every district (ranging from 48' to 75') which also controls massing |



Other regulations, continued

| Regulation | Description |
|--------------------------|--|
| Setbacks | The Ford MP requires setbacks for every single F District (min 5' to 10' depending on district) which ensures a building cannot cover an entire lot and there is space between buildings |
| Landscaping Requirements | The Ford MP requires the space between a building façade and the right of way to be landscaped |
| Surface Parking | Surface parking shall not exceed 20 spaces per development block |
| Stormwater Regulation | Permits issued by the Capital Regional Watershed District (CRWD) require a certain percentage of pervious area per lot. On the Ford Site 86.22 acres of 122 acres must be pervious. Additionally, the Ford Site Green Infrastructure District was calculated based on the impervious area, if Ryan were to exceed the number of acres of permitted impervious area on any lot, they would have to provide project-specific solution to mitigate the excess |



Amendments Proposed to be Studied

1. Remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space. **This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.**
2. Add the definition for “Lot Coverage” from the *Sec. 60.213. - L. Lot coverage. The part or percent of the lot occupied by the above-grade portion of buildings* from the Saint Paul Zoning Code to Chapter 5 entitled “Building and Lot Terminology.”



Amendments Proposed to be Studied continued

3. Amend the Ford MP's current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards and add to foot note (f) to Table 66.931. Ford District Dimensional Standards as follows:

Lot Coverage Bonus for Green Roof Areas:

A building that provides Functional Green Roof Area that faces the right of way, civic areas, central stormwater feature, and/or city parks as specified in the Ford Site Zoning and Public Realm Master Plan, can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus.



Amendments Proposed to be Studied continued

4. Amend the definition of Green Roofs to better reflect the images in the Ford MP as follows:

Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on of a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.





Block 6 and 7 Lot 1 Presbyterian Homes





CNPC Recommendation

The Comprehensive and Neighborhood Planning Committee forward the attached resolution and ordinance to the Planning Commission on June 11, 2021 to release for public review and schedule a public hearing for July 23, 2021.



Questions?