



FORD SITE

A 21st Century Community

Public Hearing Proposed Master Plan Amendments and
Zoning Code Text Amendments

January 25, 2019



Timeline

- 10/10 Ryan Companies (Ryan) submitted MP Amendments
- 10/31 CNPC committee considered the proposed amendments by Ryan and corresponding staff response
- 11/16 Planning Commission initiated the zoning study, released MP amendments, and set a public hearing for today; 1/25

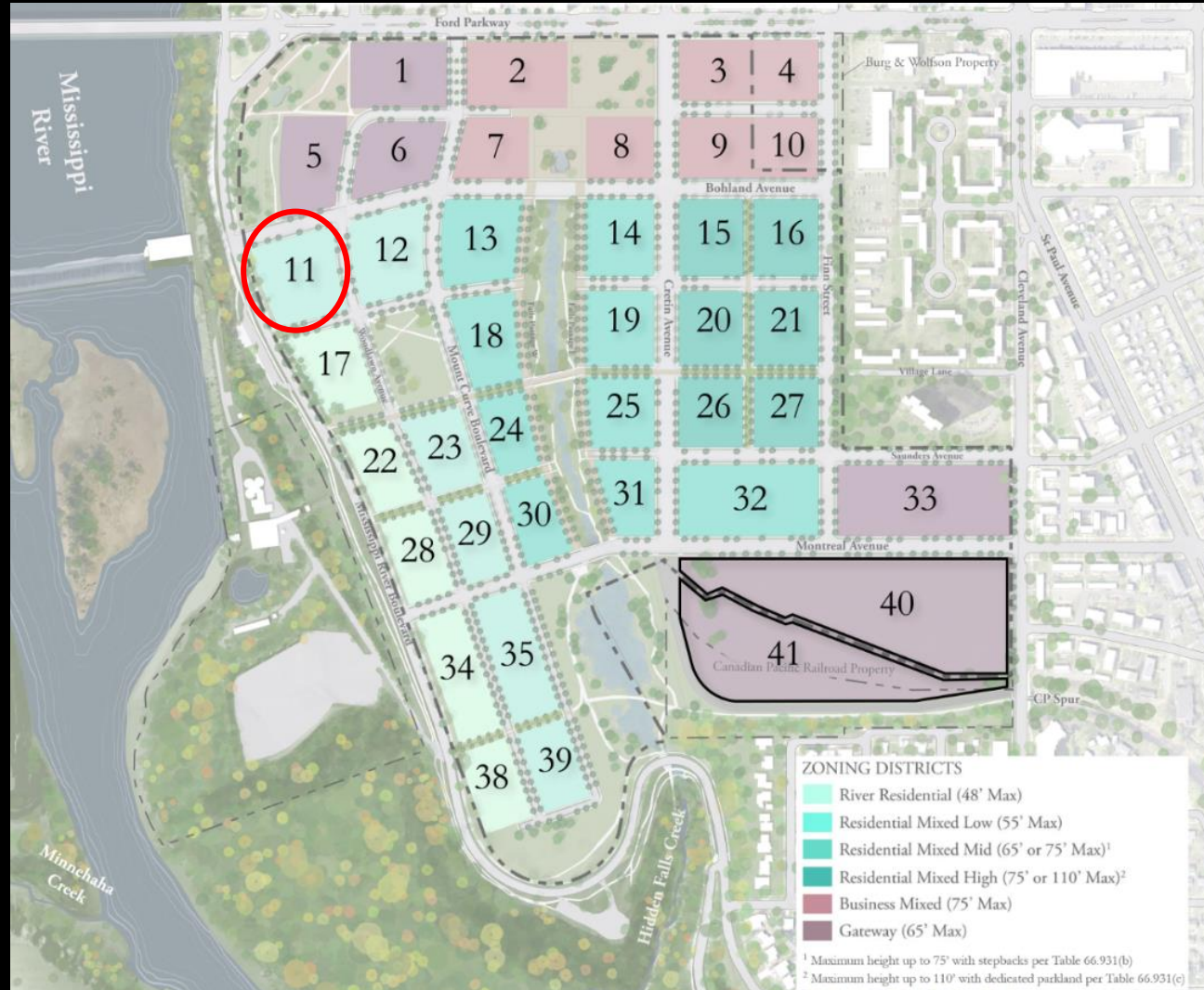
Staff Recommendations to MP Amendments



Zoning Amendments

- Ryan is proposing single family homes in the F1 River District
- Ryan is proposing to rezone one F2 residential mixed low district block along Mississippi River Boulevard to F1 River Residential District
- Ryan is proposing changes to FAR, required land use mix requirements, and parking requirements

Zoning & Block # Map



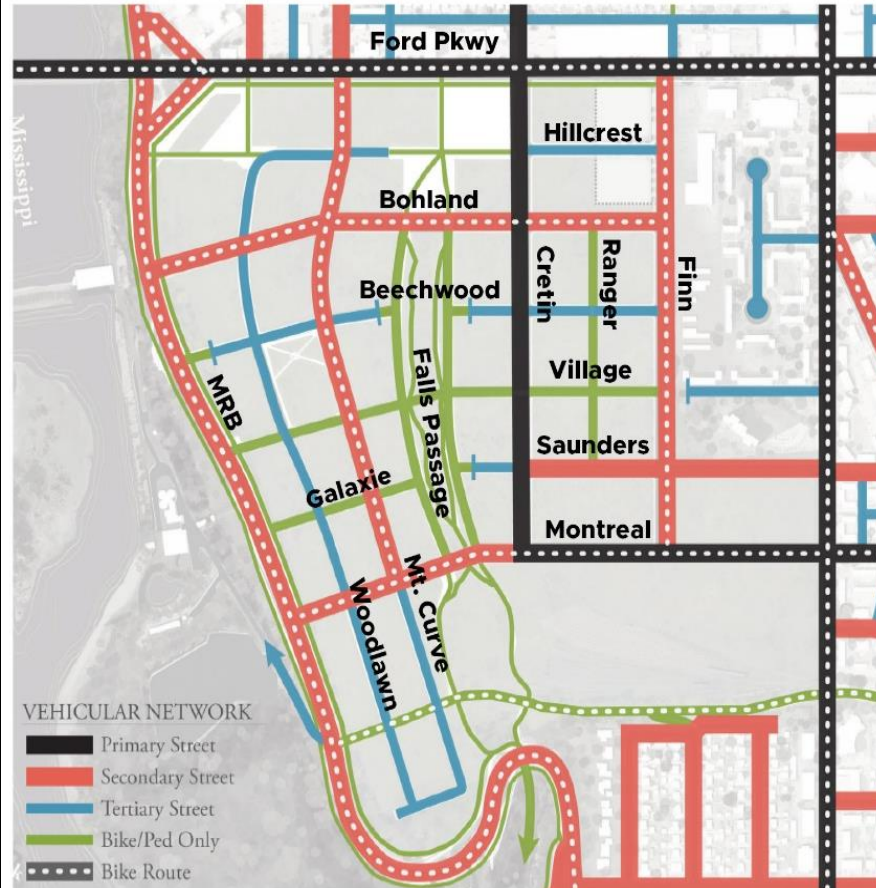
Building Standard Amendments

- Ryan is proposing minor changes to landscape requirements and rooftop materials
- Ryan is proposing changes to car-share requirements and electric vehicle infrastructure requirements

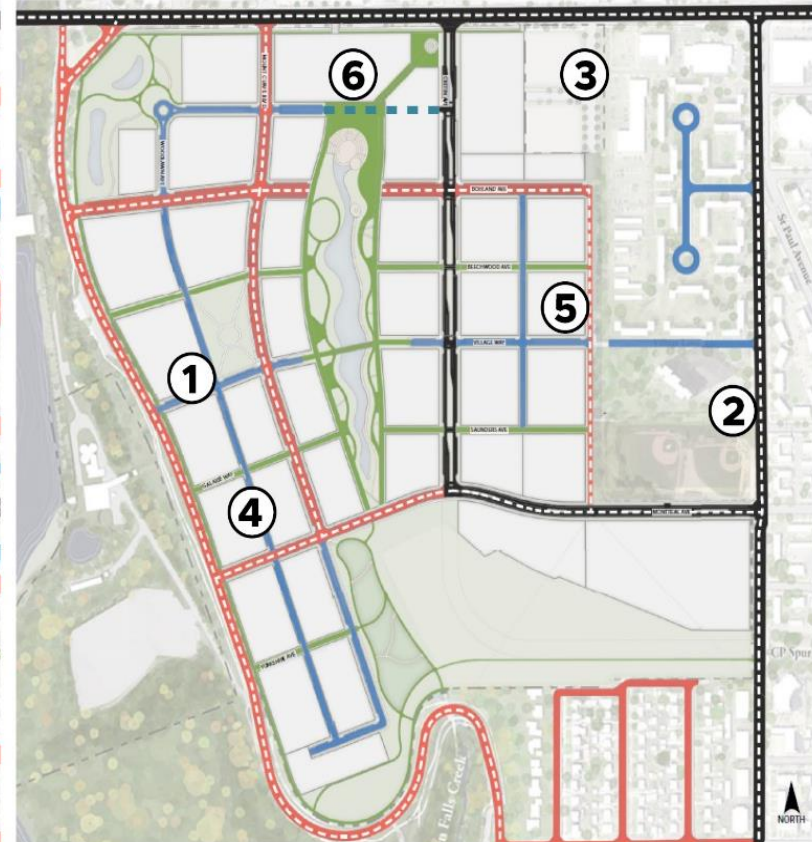
Roadway Adjustments

- Ryan is proposing a slightly different street grid than originally proposed in the Master Plan

Current Master Plan



Ryan Proposal



Notes:

1. Numbering corresponds with Roadway Adjustments section in the memo.
2. Retail connection added by PED staff. Described in Ryan proposed changes, but not shown on submitted map.

Open Space

- Ryan is proposing slight changes to the proposed open space in the Master Plan

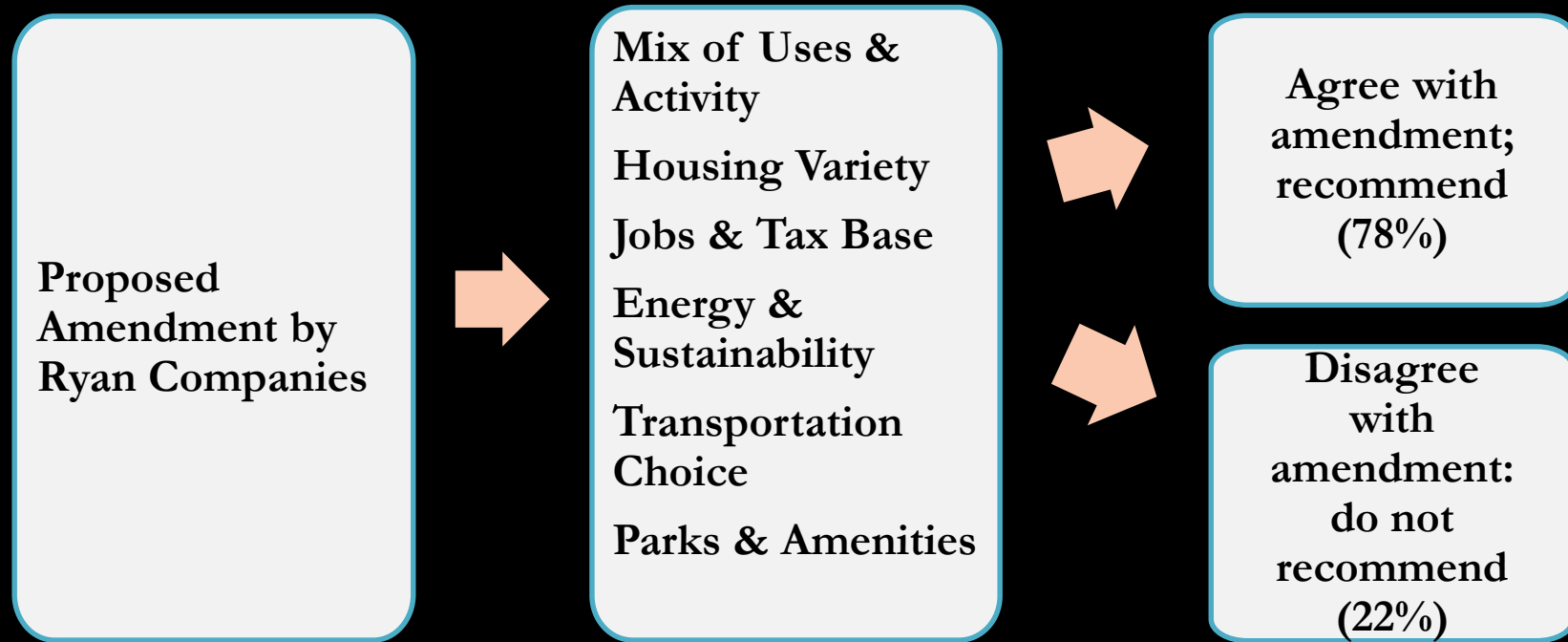
Ford MP



Ryan



Staff Recommendations to MP Amendments



Amendments/Considerations proposed by Staff

- District Energy
- Bohland Bike Lanes
- Zoning Code Text and Map Amendments
- Residential Allowance in F6
- Design Standards
- Trail East of Mississippi Boulevard
- Multi-Unit Home Lot Coverage
- Density, building type, mix of uses, Ford Site and Citywide Goals

Future Actions

- Public Comment received to date
- Close hearing, record will close on 1/28 at 4:30
- Comprehensive and Neighborhood Planning Committee
- Planning Commission
- City Council (public hearing)

Public Comment

- Send by email to FordSitePlanning@ci.stpaul.mn.us
- Submitting using the online comment form at the following link: <https://www.opentownhall.com/6951>

Contact Info

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