

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

WEEK OF MARCH 16-20, 2020

Mon (16) _____

Tues (17) _____

5:30-7:00 p.m. Hillcrest Master Plan Community Advisory Committee
(Bill Dermody, 651/266-6617)

Hayden Heights Library
1456 White Bear Avenue N.
Saint Paul, MN 55106

Weds (18) _____

4:30-6:00 p.m. Comprehensive and Neighborhood Planning Committee
(Luis Pereira, 651/266-6556)

HAS BEEN CANCELED

Thurs (19) _____

Fri (20) _____

8:00 a.m. Planning Commission Communications-Nominations Committee
(Luis Pereira, 651/266-6556)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

NEW BUSINESS

#20-013-859 2225 University Avenue – Conditional use permit to increase maximum height from 50 feet to 58 feet, parking variance (147 spaces required, 90 proposed), variance of minimum percentage of first floor devoted to residential use (50% required, 4.4% proposed), and variance of maximum percentage of first floor devoted to residential use (50% maximum, 95.6% proposed). 2225 University Avenue and 2224 Charles Avenue, between Pillsbury Street and Hampden Avenue.
(Anton Jerve, 651/266-6567)

#20-009-995 Ford Districts Zoning Code Amendments – Zoning Code amendments pertaining to Ford Districts, including district boundary adjustments to match platted streets and regulations for townhouse and multi-family medium building types, supportive housing, religious institutions, lot coverage and signs. 2192 Ford Parkway et al, SE corner of Ford Parkway and Mississippi River Blvd. (*Menaka Mohan, 651/266-6093*)

#20-010-013 Ford Site Master Plan Amendments – Ford Site Master Plan amendments pertaining to townhouse and multi-family medium building types, supportive housing, religious institutions, minimum commercial in F6, lot coverage, and the Woodlawn roadway section. 2192 Ford Parkway et al, SE corner of Ford Parkway and Mississippi River Blvd. (*Menaka Mohan, 651/266-6093*)

#20-011-817 Ford site Master Site Plan – Ford site master plan as required by Zoning Code § 66.953 to demonstrate general compliance with the Ford site master plan, including the required mix of uses within each of the Ford districts. 2192 Ford Parkway et al, SE corner of Ford Parkway and Mississippi Blvd. (*Menaka Mohan, 651/266-6093*)

***Comprehensive and
Neighborhood Planning
Committee***

District 14 and District 15 Residential Design Standards – Initiate zoning study, release draft for public review and set public hearing for April 17, 2020. (*Mike Richardson, 651/266-6621*)



CITY OF SAINT PAUL

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SITE PLAN REVIEW COMMITTEE MEETING Tuesday, March 17, 2020

Saint Paul Department of Safety and Inspections
375 Jackson Street, 2nd Floor Conference Room

<u>Time</u>	<u>Proposed Site Plan</u>
9:00	SPR Committee – Old/New Business
9:15	Maryland Plaza 888 Maryland Ave New Commercial Quincy Inc SPR #20-016439

Applicants should attend the Site Plan Review Committee meeting.

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.

Location and Parking:

The meeting room is at 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator.

A few free parking spaces are available in the DSI visitor parking lot off of 6th Street at Jackson. On-street parking meters are located on Jackson. The closest parking ramp is on Jackson one block south between 4th and 5th Streets.

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

Regarding minutes and Comp/Neighborhood Committee items

The Planning Commission minutes from Dec. 6th & Dec. 20, 2020, copies were included in your previous packet, the March 6th PC meeting.

Also, the District 14 & District 15 Residential Design Standards materials were in your last packet as well. The materials are posted on the web page too, except for the resolution it was handed out at the meeting. I have enclosed the resolution in your packets. The only change is the date of the public hearing which has moved to April 17, 2020.

Thank you



city of saint paul
planning commission resolution
file number 20-12
date March 20, 2020

INITIATING A ZONING STUDY FOR TEXT AMENDMENTS RELATED TO RESIDENTIAL
STANDARDS IN PLANNING DISTRICTS 14 AND 15

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, § 60.103 of the zoning code establishes the intent and purpose of the code to implement the policies of the comprehensive plan, regulate the location, construction, reconstruction, alteration and use of buildings, structures and land, ensure adequate light, air, privacy, and convenience of access to property, to provide housing choice and housing affordability, and to conserve and improve property values; 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 2030 Saint Paul Comprehensive Plan, Policies 1.5 and 3.4 of the Land Use chapter, and 2.17 of the Housing chapter of the *Saint Paul Comprehensive Plan* call for maintaining the character and fitting the context of existing neighborhoods; and

WHEREAS, in 2015, the City Council adopted text amendments regarding dimensional standards for R1-R4 zoning districts in planning districts 14 and 15; and

WHEREAS, based on input from the district councils and the record of decisions from the Board of Zoning Appeals, the language should be revisited; and

WHEREAS, refining standards related to height and articulation could maintain the intent of the 2015 amendments while at the same time reducing unnecessary variance requests; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Planning Commission considered recommendations and draft language at their February 14, 2020 meeting and recommended that the Planning Commission initiate a zoning study and release proposed amendments for public review;

moved by _____

seconded by _____

in favor _____

against _____

NOW, THEREFORE, BE IT RESOLVED, under provisions of Section 61.801(b) of the Legislative Code, that the Planning Commission initiates a zoning study to consider amendments to the Zoning Code pertaining to the R1 – R4 zoning district regulations in Article 66.200 of the Zoning Code, and other connected regulations contained in the Zoning Code; and

BE IT ALSO RESOLVED, that the Planning Commission releases the zoning study and proposed amendments for public review and schedules a public hearing for April 17, 2020.