



**CITY OF SAINT PAUL**  
Melvin Carter, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: March 13, 2020  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of March 12, 2020, Zoning Committee Hearing

**NEW BUSINESS**

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
1.	<b>2225 UNIVERSITY AVE W ( 20-013-859 )</b> 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 non-residential principal use (50% required, 4.4% proposed), and variance of maximum percentage of first floor devoted to residential use (50% maximum, 95.6% proposed).	Approval with a condition	Approval with a condition ( 3 - 1 ) (Rangel Morales)
	<b>Address:</b> 2225 University Ave W ad 2224 Charles between Pillsbury St and Hampden Ave		
	<b>District Comment:</b> District 12 recommended approval		
	<b>Support:</b> 0 people spoke, 4 letters		
	<b>Opposition:</b> 1 person spoke, 94 letters		
	<b>Hearing:</b> closed		
	<b>Motion:</b> Approval with a condition		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
2.	<p><b>Ford Districts Zoning Code Amendments ( 20-009-995 )</b> Zoning Code amendments pertaining to Ford Districts, including district boundary adjustments to match platted streets and regulations for townhouse and multi-family building medium types, supportive housing, religious institutions, lot coverage and signs.</p>	Approval with conditions and exceptions	Approval with conditions and exceptions  (see attachment)
3.	<p><b>Ford Site Master Plan Amendments ( 20-010-013 )</b> Ford Site Master Plan amendments pertaining to townhouse and multi-family medium building type, supportive housing, religious institutions, minimum commercial in F6, lot coverage, and the Woodlawn roadway section.</p> <p><b>Address:</b> 2192 Ford Parkway SE corner of Ford Pkwy &amp; Mississippi River Blvd.</p> <p><b>District Comment:</b> District 15 made no recommendation</p> <p><b>Support:</b> 0 people spoke, 0 letters</p> <p><b>Opposition:</b> 1 person spoke, 15 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval with conditions and exceptions</p>		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	<p><b>Ford Site Master Site Plan ( 20-011-817 )</b> Ford site master site 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.</p> <p><b>Address:</b> 2192 Ford Parkway SE corner of Ford Parkway and Mississippi Blvd.</p> <p><b>District Comment:</b> District 15 made no recommendation</p> <p><b>Support:</b> 0 people spoke, 0 letters</p> <p><b>Opposition:</b> 1 person spoke, 15 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval with conditions</p>	Approval with conditions	Approval with conditions ( 3 - 1 ) (Rangel Morales)

Summary of Ford Master Plan and Zoning Text Amendments

	<b>Description</b>	<b>Staff Recommendation</b>	<b>Zoning Committee Recommendation</b>
1a	Addition of Townhome to the Allowable Building Type in the F1 Zoning district	Recommend	Recommend approval of staff recommendation 3-1 (Ochs)
1b	Adjust Townhome minimum lot width from 30' to 20'	Recommend with new footnote that it's a per unit figure	Recommend approval of staff recommendation 4 - 0
1c	Adjust Townhouse maximum building width from 150' to 350'	Recommend	Recommend to adjust Townhouse maximum building width from 150' to 350' only on the Woodlawn side 4 - 0
1d	Adjust Townhouse Maximum lot coverage by building from 50% to 60%	Lot coverage increase not needed; add note that it applies to the entire parcel, not lot under each unit	Recommend approval of staff recommendation with added language from footnote b on page 5 in staff report 4 - 0
1e	Adjustments to the Townhouse minimum setbacks, for properties only adjacent to the shared bike/ped paths, from 10' to 4'	Recommend against	Recommend approval of staff recommendation 3-1 (Ochs)
2a	Adjustment to allow Multi-Family Medium building types in the F2 zoning district	Recommend-eliminating Multi-Family Medium Low and Medium with Multi-family	Recommend approval of staff recommendation 4 - 0
2b	Adjustment to allow Multi-Family Medium building types in the F5 zoning district	Recommend- eliminating Multi-Family Medium Low and Medium with Multi-family	Recommend approval of staff recommendation 4 - 0
2c	Adjustment to allow Supportive Housing in the F6 zoning district	Recommend	Recommend approval of staff recommendation 4 - 0

3a	Adjustment to the minimum commercial in the F6 zoning district to 0%	Recommend	Recommend approval of adjustment to minimum commercial in the F6 zoning district to 5% 3-1 (Rangel Morales)
3b	Adjustment to allow Religious Institution, Place of Worship in the F1 zoning district.	Recommend	No recommendation to Planning Commission
4a	Adjustment to the Maximum Lot Coverage by Buildings allowed from 70% to 95% for all applicable building types listed in Table 6.2	Recommend against; add underground parking exclusion instead	Recommend approval of staff recommendation 4 - 0
4b	Adjustment to allow all usable rooftop space to count towards the Minimum Lot Coverage for Open Space.	Recommend	Recommend approval of staff recommendation with amended language 4 - 0
5	Adjustment to the Woodlawn Ave roadway section.	Recommend	Recommend denying adjustment to the Woodlawn Ave roadway section 4 - 0
6	Addition of F Districts to Section 64.502 of the Zoning Code	Recommend	Recommend approval of staff recommendation 4 - 0
7	Adjust Lot District Boundary Adjustments to Match Platted Streets	Recommend	Recommend approval of staff recommendation 4 - 0