



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-266-6549*

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To: Planning Commission

From: Kady Dadlez (651-266-6619) and Donna Drummond (651-266-6556)

Re: Zoning Code Clarification Amendment

Background

Outdoor sports/entertainment uses are currently allowed under the Commercial Recreation, Entertainment and Lodging category in I1, I2, and I3 industrial districts, Table 66.521. Such uses are allowed conditionally in I1 and permitted in I2 and I3. There are other locations and zoning districts in the City where such uses would be appropriate, particularly near downtown and in T4 districts where unique transportation access and proximity to transit and fixed rail transit stations exist, locations that are particularly good for facilities intended to serve the entire city. Both T4 and B5 zoning districts provide for high density, transit-supportive mixed-use development where a greater reliance on transit makes high density mixed-use development possible and desirable. Outdoor sports and entertainment can complement and support other uses in these areas.

CHS Field in downtown Saint Paul is located on land owned by the Department of Parks and Recreation. Parkland is permitted in the B5 (Central Business-Service) district, with the stadium being an accessory use. The site of the proposed soccer stadium in the Snelling-Midway area is zoned T4 (Traditional Neighborhood). Parkland is also a permitted use in the T4 district, as it is in every zoning district in the Zoning Code. Similar to CHS Field, the soccer stadium will be owned by the City of Saint Paul (although the land underneath will continue to be owned by the Metropolitan Council and leased to the City). However, staff recommends that the Zoning Code be clarified to specifically state that outdoor sports and entertainment are permitted uses in both the B5 and T4 zoning districts.

The B5 district is used only in the perimeter of the downtown area. Outdoor sports/entertainment uses are appropriate in the perimeter of the central business district because this area is well-served by parking, transit and freeway access, and such uses complement other downtown uses. Outdoor entertainment already occurs as an accessory use in the B5 zoning district with music festivals at Mears Park, movies and concerts at CHS field, and miniature golf at the Science Museum of Minnesota. Similarly, miniature golf and outdoor video viewing is permitted at the Walker Sculpture Garden in Minneapolis. Therefore these types of uses should be permitted as principal uses in the B5 district. Given the similarities of the B5 and T4 zones in terms of providing for high density, transit-supportive development, it is reasonable to allow outdoor sports/entertainment uses in the T4 zoning district as well.

The T4 district allows indoor recreation under the Commercial Recreation, Entertainment and Lodging category in Table 66.321. When the T4 zone was created, the possibility of an outdoor sports facility or stadium was not contemplated, therefore it is absent from the table of permitted uses. The Snelling-Midway redevelopment site is an appropriate location for outdoor sports/entertainment due to its T4 zoning and because it is uniquely served by transportation access and proximity to transit and a fixed rail transit station. The redevelopment site is in immediate proximity to Interstate 94 (a principal arterial), the Snelling Avenue light rail transit station along the Green Line, the bus rapid transit A Line along Snelling Avenue, and the intersection of two A-Minor arterials, Snelling and University Avenues.

Public Hearing and Comments Received

The Planning Commission held a public hearing on the zoning code clarification amendment concurrently with the Snelling-Midway Master Plan and Stadium Site Plan on June 10, 2016. One person spoke, and provided written testimony, on the zoning clarification amendment. The commenter stated that at no point was a stadium or similar outdoor entertainment venue contemplated for the superblock because it was not compatible with the Snelling Station Area Plan – hence the need for the amendment to make such a use allowable within the existing zoning.

Response to Public Hearing Comments

The Snelling Station Area Plan contemplated an entertainment use on the super block, though not specifically outdoor sports. The Snelling Station Area Plan notes that future retail will include a significant entertainment component, possibly on the bus barn site, page 12.

When the T4 zone was created, the possibility of an outdoor sports facility or stadium was not contemplated, therefore it is absent from the table of permitted uses. The Snelling-Midway redevelopment site is an appropriate location for outdoor sports/entertainment due to its T4 zoning and because it is uniquely served by transportation access and proximity to transit and a fixed rail transit station.

Recommendation

Planning staff recommends a zoning code amendment to allow outdoor sports/entertainment as a permitted use in the B5 and T4 districts provided that in the T4 district the use meets the standard of being located in areas uniquely served by transportation access and proximity to a fixed rail transit station. The Comprehensive Planning Committee will meet July 6 to determine its recommendation to the Planning Commission regarding this amendment.

Sec. 65.645 ~~Reserved~~ Outdoor sports/entertainment

Development Standard in the T4 traditional neighborhood district:

The site shall be adjacent to a fixed rail transit station, a principal arterial, and at least two (2) A-Minor arterial streets.

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bed and breakfast residence	P	P	P	P	(d)
Hotel, inn		P	P	P	
Health/sports club		P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
<u>Outdoor sports/entertainment</u>				<u>P</u>	<u>(s)</u>
Reception hall/rental hall		C	C	C	

Table 66.421 Principals Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
<i>Commercial Recreation, Entertainment and Lodging</i>								
Bed and breakfast residence		P	P	P	P			(d), (s)
Bingo hall, auction hall				C	P	P	P	
Health/sports club				P	P	P	P	(d)
Hotel, inn, motel					P	P	P	
Indoor recreation				C	P	P	P	(d), (s)
<u>Outdoor sports/entertainment</u>							<u>P</u>	
Reception hall/rental hall				P	P	P	P	