

Saint Paul Planning Commission

Minute April 3, 2020

Notice to Commissioners and the public: See below for information on members who may attend by telephone or other electronic means.

A meeting of the Planning Commission of the City of Saint Paul was held Friday, April 3, 2020, at 8:30 a.m. via skype or conference call.

Commissioners Present: Mmes. Anderson, DeJoy, Grill, and Underwood; and Messrs. Baker, Edgerton, Hood, Khaled, Lindeke, Ochs, Oliver, Perryman, Rangel Morales, Risberg, and Vang.

Commissioners Absent: Ms. *Mouacheupao, and Mr. *Rodriguez.
*Excused

Also Present: Anton Jerve, Acting Planning Director; Anton Jerve, Menaka Mohan, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 6, 2019, December 20, 2019, and January 24, 2020.

MOTION: *Commissioner Ochs moved approval of the minutes of December 6, 2019. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

MOTION: *Commissioner Ochs moved approval of the minutes of December 20, 2019. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

MOTION: *Commissioner Risberg moved approval of the minutes of January 24, 2020. Commissioner Anderson seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Rangel Morales said that he anticipates there will be a lot of questions on the Ford site cases and asked that during presentations if you want to comment, there is a chat box you can enter a Q+, for questions and C+ for comments. The chair will call on commissioners as he sees the Q+ or C+.

III. Planning Director's Announcements

Anton Jerve, Acting Planning Director, welcomed everyone to the first remote Planning Commission meeting. He is Acting Planning Director while Luis Pereira is out on maternity

leave and Menaka Mohan is the co-acting Planning Director. They will be splitting up tasks, he will be focusing on Planning Commission and Zoning Committee activities and Menaka will be interfacing mostly with the Comprehensive and Neighborhood Planning Committee as well as many other activities. If you have any questions or comments email or call either of us. Luis Pereira is scheduled to return in early May.

PED is now mostly working remotely we are reducing the number of meetings and navigating how we do business remotely. The exception to that might be the Zoning Committee because we are still accepting applications to help businesses and development progress, despite the COVID pandemic. The Zoning Committees first virtual public hearing meeting is Thursday, April 23, 2020. The Economic Development and Housing teams have been working fiercely on the Bridge Fund.

Public Works is hiring for three (3) Planner positions which is part of Ruben Collins multi-modal team, two (2) will be replacing the bike coordinators working under Mr. Collins, and a new position that will coordinate multi-modal efforts downtown. Spread the word if you know of any good candidates for those positions. The list will be used to refill Lucy Thompson's position.

IV. Zoning Committee

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)*

Chair Rangel Morales gave the report. He also stated the he voted in opposition at Zoning Committee because given the location, he thought that more commercial space fronting University Avenue appropriate, but ultimately the recommendation was to approve.

Commissioner Lindeke asked what the rationale was for not having more mixed use on the first floor.

Chair Rangel Morales said it had to do with the layout of the building and just trying to maximize the space. They did indicate that the units are intended for young professionals starting out their careers.

Commissioner Ochs noted the applicant would have difficulties with deliveries and would have more parking requirements with more commercial space. So, by minimizing the space it would better serve their needs. Commissioner Ochs questioned that assumption and suggested they increase they remove the amenity spaces and increase commercial space in front of the building.

Commissioner Grill said she like amenity space on the first floor and asking the applicant to reconfigure the property at this point would be unfair.

Commissioner Ochs said regarding parking spaces and the number of housing units he thinks the parking ratio is high and looking at that the table of recent development and parking context for 2225 University Avenue which illustrates how other buildings under different zoning circumstances have zero required spaces and 2225 University Avenue because of its zoning has 147 space requirements. One for one (147 units, 147 spaces) and the applicant is looking for a variance of 90. He noted a potential correction on the plan: there are 92 spaces on the plan, if you count 94 are noted and in the application 90 are proposed. This might change the ratio a little. However, he would like to see the commercial space increased to provide activity on the street rather than someone working out occasional or a party room, however it is used.

Anton Jerve, PED staff, said the application was for 90 proposed parking spaces and that is what they will go with that's the recommendation, that's what was approved at Zoning Committee. They can add a couple spaces through site plan review, but he does not see a need to change it here.

Commissioner Lindeke asked about the parking requirements that are normally associated with the Green Line station areas. Typically around the green line station areas within a certain radius there is no parking requirements, is that correct and is outside of that boundary?

Mr. Jerve confirmed that was correct for T districts within ¼ mi. of University Avenue.

Chair Rangel Morales said that did come up at the Zoning Committee meeting, and the Raymond Station location does not have zoning requirements. And the graph that Commissioner Ochs referenced actually provides how many parking spaces are provided, and this is slightly outside of that area that is why parking spaces are required. For him it made a difference Carton artist lot, the Lyric, the Ray, the Union Flats, and the Raymond Station all those buildings do not require parking spaces because they are within that location, but this was slightly outside.

Mr. Jerve clarified that this location is within the Raymond Station area is also within the area designated as the "Area of Change" identified-through the Central Corridor Development Strategy, which are locations that are expected to redevelop as TOD focused areas. For planning context of this site, as the rezoning study that followed the station area planning work wrapped up, the Port Authority had some concerns about losing industrial space in the West Midway. As a result, they rezoned the site to IT industrial transition rather than a T District. After the rezoning they followed up with the West Midway Industrial Study, which they specifically omitted the station area planning areas from that study and identified other areas in the West Midway area wanting to preserve as industrial. As a result of those studies, this site is appropriate for TOD redevelopment and due to the IT Zoning, the site has different rules than other neighboring properties that are also within the area of change and within the Raymond Station Area. Most of those properties in the Area of Change are zoned T District so they have zero parking requirements and no requirements for any specific percentage of mixed use. In this case because it is zoned IT and they are proposing housing our industrial zoning districts require 50% of the first floor being used as uses allowed in the district. The variance was reasonable given the planning context.

MOTION: Commissioner Grill moved approval of the conditional use permit subject to an additional condition. Commissioner Baker seconded the motion. The motion carried 13-1 (Ochs) on a roll call vote.

#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)

Chair Rangel Morales gave the report. Staff provided them with a graph indicating all the various amendments that were proposed and what occurred at the Zoning Committee level. Because there are various amendments commissioners might have one that they are particularly interested in. So 1B, 1C, 1D, 2A, 2B, 2C, 4A, 4B, 5, 6 and 7 went through the Zoning Committee without any objections. With the ongoing development of the Ford site Ryan Companies has been working closer with partners and further at developing the project. We can anticipate these amendments as well as additional amendments moving forward depending on how the development is going. What Chair Rangel Morales is going to do is take a motion to pass those approved amendments then we will have more time to discuss the ones that were in opposition and the people who opposed them can comment on why they are in opposition.

Commissioner Lindeke said regarding #5, Woodlawn Avenue this one is denying the adjustment, so is that for or against the staff recommendation? Please explain.

Chair Rangel Morales said that Ryan Companies wanted to adjust the Woodlawn Avenue roadway section, based on feedback from the City's Public Works Department to include pedestrian easement. The recommendation from the Zoning Committee was to deny the amendment a 4-0 vote approving the denial of the request to adjust the Woodlawn Avenue roadway.

Menaka Mohan, PED staff, stated that Woodlawn Avenue was a requested master plan amendment by Ryan Companies based on the recommendation by the City's Public Works Department. The amendment was to add easements for sidewalks. Master plan amendments approved by City Council 2019 and reviewed by the Planning Commission did not include sidewalks, it did not include a curb and space for parking. the Zoning Committee recommended against the Ryan Companies proposal to add the sidewalks.

Commissioner Ochs said one of the original intentions of the Woodlawn Avenue was to make it more of a flexible street that didn't have all of the restrictions and provided no hierarchy for vehicles or any other activity, basically be open and with the addition of the alley in his opinion it was car traffic pertaining to particular residents would be a relief because it would have an alley and rear parking facility for their vehicles and leaving the street open. The changes were to abide by what public works was looking for with Ryan Companies and in this scenario, it would deny making those recommended changes.

Ms. Mohan said that amendment was approved through City Council in April 2019 adding a curb and parking.

Commissioner Grill said to note for the future, if there are ones like this with a lot of background balance, in that we may be hampering staff at that point by making certain decisions. It would be helpful during the presentations that they have that information.

Ms. Mohan said in terms of the development agreement that was passed by City Council and the HRA in December of 2019, it does state that Ryan Companies is subject to land use regulations including the master plan and the zoning code. And whatever is approved at City Council is what Ryan Companies would have to respond to.

Chair Rangel Morales asked if there was anything specific to Woodlawn in the purchase agreement.

Ms. Mohan said that there was an exhibit that talks about easements for Woodlawn Avenue as part of the redevelopment agreement. The redevelopment agreement states that Ryan Companies is subject to the land use regulations which includes this master plan and any zoning code amendments to be passed by City Council. The decision would depend on what council does as their final recommendation.

Commissioner Ochs said regarding 4B, adjustment to allow all usable rooftop space to count towards the minimum lot coverage for open space, this was approved 4-0. As for open space requirements, does this affect or associated in anyway with the developers open space requirements with respect to Parkland Dedication and other items similar to that.

Chair Rangel Morales said this requirement does not impact the amount of open space related to parkland dedication. Staff was to provide additional language the useable rooftop space. Recommend approval of staff recommendation with amended language. 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. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.

Ms. Mohan said this proposed language in 4B does not interface with Ryan Companies commitment to provide the 9% open space that is accessible to the public, including the city parkland. Also there are other open spaces on the project that they are providing that will be maintained privately. This particular language has to do with the vertical projects, so visibly seen but not accessible. This amendment has to do with vertical development or the actual buildings but is not related to the open space requirement that Ryan has to provide.

Chair Rangel Morales said at the Zoning Committee meeting they had requested specific language that would be included or provided to indicate the type of structure that would count towards that. Is that anywhere in the packet?

Ms. Mohan said that it's the language in the chart, instead of saying rooftop surface above the third floor, staff proposed to eliminate that to say includes Functional Green Roof Area, visible

from the public right-of-way if below the third floor. They thought that would address the concern that the public would not be able to see that open space on these vertical projects.

Chair Rangel Morales noted that the concern was that they would essentially become enclosed buildings with a plaza in the middle that was not visible to other people that were in the public right-of-way. Staff's recommendation with this language is to include that space so that the designs would provide visibility to that green space. Is that correct?

Ms. Mohan said that is correct.

Commissioner Baker made a motion to approve the recommendation. Commissioner Grill seconded the motion. Regarding 1B, 1C, 1D, 2A, 2B, 2C, 4A, 4B, 5, 6, and 7. The amendments are approved with 4B approved with recommendation with additional language and with regards to 5 the motion denying the adjustment to the Woodlawn Avenue roadway. The motion carried unanimously on a roll call vote.

Chair Rangel Morales moves on to 1A Addition of Townhome to the Allowable Building Type in the F1 Zoning district. The Zoning Committees recommendation is to approve the staff's recommendation of approval.

Commissioner Ochs voted to deny this recommendation because in the F1 zoning district which is currently bordered by the Mississippi River Boulevard and Woodlawn, he's against the townhomes particularly in the way we are discussing townhomes to be allowed on the Mississippi River Boulevard side. He is looking to ensure that they maintain a park like quality with Mississippi River Boulevard, where houses are set far back from the property line and there's a contiguous appearance and feel sense along the Mississippi River Boulevard because it is used by the public. As an open green space enjoyable walk, drive etcetera. And allowing townhomes on the Mississippi River Boulevard was not going to continue that.

Commissioner Hood said that allowing townhomes on river road would be a great opportunity. He does not think that it is out of character and it is something that they should allow.

Commissioner Grill added that during the discussion at Zoning Committee she was very pleased to see the addition of townhomes in the F1 zoning. We have allowed single family homes, and carriage houses but the townhouses were missing from that, she is pleased that they are included.

Chair Rangel Morales said that the recommendation is for approval of the staff's recommendation. Now moving on to 1E.

Commissioner Ochs said that 1E -adjustments to the townhouse minimum setbacks, for properties only adjacent to the shared bike/ped paths, from 10' to 4'. One of his concerns was that the intent of the setbacks was to create undulating built street front and keep it very preserved. Some of the dwelling privacy particularly on the corners where a lot of activity on the bike/ped trail would have greater access to those corner lots therefore the 10' setback requirement affords the property owner more privacy in that sense.

Ms. Mohan said regarding amendment 1E, Ryan had requested this amendment to redo the setback requirement just on the bike/ped paths throughout the site. Staff recommended against

the proposal. There are design standards and other overarching regulations and didn't believe that a setback reduction was needed.

Chair Rangel Morales asked if there were any additional questions about 1E? He sees there are questions about how they are going to handle these motions, so we will listen to 1A, 1E and 3B together. We can talk about 3A which Commissioner Edgerton and Commissioner Lindeke commented on. As for 3B, there was not a recommendation to the Planning Commission, adjustment to allow Religious Institution, Place of Worship in the F1 zoning district. It was a 2-2 vote Commissioner Ochs provided his reason for why this shouldn't be recommended. Essentially Commissioner Ochs noted that because there is limited space there is a question as to which religious institution would have the opportunity to build on that particular area, which would be on the river front area. To avoid any preference they decided that it would be better to keep it neutral or the same. Commissioner Grill and DeJoy voted in favor of it.

Commissioner Grill said that every other zoning district in the Ford site does allow for religious institutions. It seems very strange to her that they would exclude them in one particular zoning district. Also based on the development plan there is something slated potentially to go into zoning districts, she is in favor of including it in the F1.

Commissioner Ochs added that preserving the park like character of the Mississippi River Boulevard was more important. There are plenty of other opportunities for religious institutions to be established and we do not need to further erode the character of Mississippi River Boulevard by adding another nonresidential type of use. He is pushing hard in not providing a religious institution on the park and changing the character of that. So, which religion do you pick, is that fair to the other religions, is it first come, first serve, and what about the ones left out? So remaining neutral keeping the park like character is much more important.

Chair Rangel Morales said that there was no recommendation to the Planning Commission on that, so it would be better to take a motion on both 1A and 1E first then on 3B.

Commissioner Grill made a motion on 1A to approve staff recommendation and 1E to deny the adjustment of the townhome minimum setbacks. Commissioner DeJoy seconded the motion. The motion carried unanimously on a roll call vote.

Chair Rangel Morales said again there was no recommendation to Planning Commission on 3B. Need a motion.

Commissioner Grill made a motion to approve 3B recommending allowing Religious Institutions in the F1 zoning district. Commissioner Baker seconded the motion. The motion failed.

Commissioner Ochs made a motion to deny 3B adjustments to allow Religious Institutions in the F1 zoning district. Commissioner Edgerton seconded the motion.

Commissioner Baker would like to know, when they move forward with this action/motion when voting in favor or against what does that mean?

Chair Rangel Morales said if you vote in favor of the motion, you're actually voting to deny adjusting the F1 district to allow religious institutions. You're saying that it shouldn't be allowed if you vote in favor of the motion.

Commissioner Hood asked if someone voted to deny, please give a reason why.

Chair Rangel Morales said that it is not required. So what Commissioner Ochs argued and what he believed was an incredible argument was that the F1 district is on the riverfront and if you open this up religious institution who decides what religious institution goes there. Also, since they are all homes whether having a church or some form of religious institution there would be appropriate.

Anton Jerve, PED staff, said that Planning Director Luis Pereira has chimed in and said that if a motion fails it dies, there is no extra denial needed. In terms of procedure.

Chair Rangel Morales said based on that we will move on.

Commissioner Hood said that it is not uncommon for religious institutions to be on the river road in the equivalent of the F1 district. Going to the south there is the Koran St. Andrews Church, immediately north is Christ Scientist Church, Temple of Erin a large Jewish congregation and the Seminary of Saint Paul. It seems to him if we are concerned about keeping the character adding religious institutions on the river seems to be more in character then not. It is not uncommon, and we should permit it.

Commissioner Khaled said that his concern is that if we consider this part of the city there are realities that relate to how the city has changed and to him that makes it more evident that we're a multi balanced society and there is an equitable advantage for people who can mobilize to be able to take advantage of designation. Let's stick with not allowing for those reasons and more.

Commissioner Grill said she was thinking about religious land use and religious land use has a lot of rules around zoning preventing it as a weapon against groups who want to worship. She hopes they are not going down a road where we're opening up the city to some kind of legal process.

Mr. Jerve said he just received a message from the city attorney Peter Warner, he prefers that you take a vote, so city council has something to consider. However at this moment they are not exposing the city to any legal issues because the recommendation will be the recommendation to city council and its ultimately their vote on the matter.

Commissioner DeJoy said that we took the vote and now there is discussion after we called the question and she is concerned, because it is influencing her vote.

Chair Rangel Morales clarified that the first motion was made by Commissioner Grill and seconded by Commissioner Baker to approve religious institutions place of worship in an F1 zoning district. We took a vote on that and that vote failed/died. We took another motion from Commissioner Ochs, seconded by Commissioner Edgerton and now we are having discussion on the motion before whether or not to deny the adjustment to allow religious institutions.

Commissioner Anderson asked what the motions were?

Chair Rangel Morales said that the first motion was to approve the adjustment of the F1 zoning district to allow religious institutions that motion failed on a 7-8 vote. Now Commissioner Ochs had made another motion to deny the allowance of religious institutions in the F1 zoning district. If you voted in favor of this motion you would be voting in favor of not allowing that to occur (no religious uses in the F1 District).

The motion carried on a 9-4 (Anderson, Baker, Grill, Hood) roll call vote.

Menaka Mohan, PED staff, the Ford district has 6 zoning codes F1 to F6, F6 is considered the gateway district. It is a split zoning district on the site on the northwest corner, also on the northeast corner. Each zoning district has a minimum and maximum percentages of commercial residential employment and specific institutional requirements that they need to meet. The amendments proposed by Ryan Companies for the F6 the current minimum they are required to meet is a ten percent (10%) commercial requirement. They asked that that recommendation be reduced to zero percent (0%) given that their current development plan includes affordable housing in those districts. Staff recommended approval of that, but the Zoning Committee approved a five percent (5%) requirement instead of zero percent (0%) for the F6 commercial.

Chair Rangel Morales asked Ms. Mohan to comment on the purchase agreement on how that impacts what is occurring today.

Ms. Mohan will speak to the zoning requirements. In 2019 of April City Council approved more housing in the F6 district and a range of housing was supported including multifamily and mixed-use buildings in the F6 district. After that approval Ryan worked with their affordable housing partners; Common Bond and PPL in different locations throughout the site for affordable housing. So there will be affordable housing in those F6 districts. There will also be an office and medical office in those districts. The zoning influenced where the housing would go, that zoning in 2019 allowed more residential uses in the F6 district.

Commissioner Lindeke wanted clarification that there are two (2) F6 districts one (1) on each corner of the site?

Ms. Mohan replied yes that is correct.

Commissioner Edgerton said he sees the Chair voted against and his question is why? He commented that he has always been one of those who looked at the site which previously provided a lot of good jobs and there has always been talk of trying to preserve tax base and employment. Overtime its been his impression that basically the commercial industrial side has been chipped away reduced and reduced. It seemed as though the F6 corner was the holdout where they would have some decent jobs, in terms of commercial and industrial. He's personally not happy to see a plan for reduction of zero percent (0%) or even five percent (5%) from an already low ten percent (10%) for that area. He wonders in terms of staff recommendation of yes zero are we aware that there is going to be commercial elsewhere that would make up for this. Because this was our hold out to have commercial and it seems to match up with what is going on along Ford Parkway so why would we want to allow it all to go residential when the rest of the site is already residential. He realizes they are talking about affordable housing, but the intent was to have affordable housing on the other portions of the site not necessarily on this one. He wants to know what the racial for approval is of that on staff's part and Chair Rangel Morales vote.

Chair Rangel Morales said to Commissioner Edgerton's point/question- for those of you who are unable to see the screen the F6 district is located at the corner of Ford Parkway right when crossing the bridge from Minneapolis also located on the southeast corner located south of the two remaining baseball fields. When they had these amendments before us last year, they had requested to allow residential housing on the F6 district, and we allowed them to do that. When that occurred it seemed to him that it would be commercial with residential, now they are coming in asking for an amendment to the commercial space to zero percent (0%). What has occurred is that we approved this so it allowed them more flexibility on what could be built there. Affordable housing is expected to go on the southwest portion two buildings by the baseball fields, and based on the information they received at Zoning Committee was that the developer that they are working with to build these affordable housing doesn't believe that they will be able to build the building and include commercial space and make the financial numbers work. Staff learned that there already was a purchase agreement and this area had already been marked housing that's affordable. The whole purpose was to create jobs and create a commercial space in a vibrant community of business and residential. By switching the F6 district in the southeast corner and possibly the northwest corner to residential and not including any commercial space there, you're essentially limiting all the commercial space to where the Lund's and Byerly's is in that northeast corner. He feels this is not what was intended in the original master plan and this could be reworked to continue to uphold what was proposed. And the vision of this development when it was first passed.

Ms. Mohan, PED staff said that there are requirements for residential and commercial employment and civic institutional. The employment requirement is still at a minimum of 40% in the F6 District, so it has a medical office and an office building also. And while there are minimum percentages and maximum percentages by different use types, by district there is also minimums and maximums that the plan establishes for residential retail office and employment. In the plan Ryan Companies is still meeting that commercial requirement for that overall plan. Staff also felt that they were achieving that commercial retail component by still having employment use in F6.

Commissioner Grill said she was the one to proposed instead of going to zero going to five percent (5%) the applicant had mentioned that they would have some trouble with the requirement for 10 ½ and they would be more interested in 5% and Ryan Companies would be willing to work with 5%. She was not happy with going down from 10%.

Commissioner Ochs said that Ford Parkway should have commercial spaces available to keep the character and the accessibility of commercial spaces along that area. And for Cleveland in the southeast portion of the site there is lacking commercial opportunity, and by maintaining commercial opportunities in both the southeast and northwest portions of the site provides commercial services for the new population. A lot of concerns about traffic increasing because of the number of housing units and traffic increases throughout the neighborhoods. And without these commercial spaces then this population is going to be more dependent upon existing commercial spaces further up Ford Parkway or elsewhere. By maintaining the opportunity for commercial spaces this population will be closer to commercial space. It's important for non-motorized residents' people are visiting the ballfields, its close for bicycling and or walking for many residents.

Commissioner DeJoy said initially she did not want to vote in favor of reducing it at all. However listening to the developer she trusts that they have done some market information and have identified that they want to reduce it to zero (0) because they feel they are going to have a difficult time filling commercial space. She does not totally agree with that and that is why she leaned towards 5%. She thinks the density in that area warrants smaller grocery stores, deli's, a pharmacy the amenities and goods and services that are going to be needed and the proximity of that area to the closest retail is far for someone to walk. 5% for her was a compromise.

Commissioner Lindeke said the idea to centralize commercial in one specific area goes against what his understanding of city policy around creating sidewalks in mixed use. And they're asking developers to try harder to make mixed use buildings and ten percent (10%) is not asking too much. He is in favor of the original 10% in the plan.

Commissioner Hood said that spreading retail out on the site and having a second area where it's permitted. Specifically looking at the Montreal and Cleveland area where the ballfields are. By allowing retail there that is a huge win for everybody who lives south of the site who are actually cut off from the site. So having retail at these locations is a big win for the neighborhood, Saint Paul and for future residents of the site.

Commissioner Risberg is wondering if they should move to a five percent (5%) and what does that do in terms of the developer's ability to achieve the affordable housing goals for the site. Since those were already negotiated with Common Bond whomever else it was.

Ms. Mohan said that in the F6 there is more than just the affordable housing blocks on those two areas. So that is where the developer would focus their ability to put the commercial. In terms of square footage the F6 square footage area is around eight hundred thousand square feet (800,000) and 5% of that is around forty thousand (40,000) square feet just to give a sense of what 5% would be in that total.

Chari Rangel Morales said in the event that it was kept at 10% or at 5% for clarification if the development agreement is already established Ryan Companies would still be obligated to meet the requirements of the 5% or 10% on the rest of the F6 district.

Ms. Mohan replied that is correct.

Commissioner Grill made a motion to recommend approval of the adjustment to the minimum of 5% in the F6 district. Commissioner DeJoy seconded the motion.

Chair Rangel Morales said the motion is to recommend approval of the adjustment of the minimum commercial in F6 to 5%.

Commissioner Edgerton said he is going to vote no, because he prefers it being kept at 10%.

The motion fails on a 4-8 roll call vote.

Commissioner Ochs made a motion to deny adjustment to the minimum commercial F6 district to zero percent (0%). Commissioner Lindeke seconded the motion.

Chair Rangel Morales said because this vote is a legislative issue, because we are going against staff and committee recommendation, if voting in favor of the motion to deny please state the reason why.

Commissioner Edgerton said that the original intent in the master plan was to retain as much commercial and create jobs in a vibrant urban village and going to zero percent (0%) or five percent (5%) is not sufficient to do that, so he wants to stay at the original ten percent (10%).

Commissioner DeJoy voted yes, because the original intention of the master plan arrived at those numbers are valid.

Commissioner Edgerton voted yes, for the reasons he stated earlier.

Commissioner Grill voted yes, for reasons of the original intent of the master plan.

Commissioner Hood voted yes, preferring ten percent (10%) as to zero percent (0%).

Commissioner Lindeke voted yes, for the reasons stated by the other commissioners.

Commissioner Ochs voted yes, because of the rationale to stick with the master plan of 10%.

Commissioner Oliver voted yes, for reasons stated by the other commissioners.

Commissioner Perryman voted yes, for reasons stated by the other commissioners.

Commissioner Risberg voted yes, to be consistent with the master plan.

Commissioner Vang voted yes, to be consistent with the master plan.

The motion carried unanimously on a roll call vote.

Chair Rangel Morales stated the motion passes to deny adjusting the minimum commercial in the F6 district to zero percent (0%).

MOTION: Commissioner Baker moved approval of a resolution containing Planning Commission recommendations on proposed amendments to the Ford Site Public Realm Master Plan and to the Zoning Code pertaining to the Ford districts. Commissioner Grill seconded the motion. The motion carried unanimously on a roll call vote.

#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)

MOTION: Commissioner Baker moved approval of a resolution containing Planning Commission recommendations on proposed amendments to the Ford Site Public Realm Master

Plan and to the Zoning Code pertaining to the Ford districts. Commissioner Grill seconded the motion. The motion carried unanimously on a roll call vote.

#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)

Ms. Mohan stated that this item is the Ford Master Site Plan and site plans are deferred to staff to review. This is a separate item then the Ford Master Plan and the Ford Zoning Code Amendments. It is in place to keep track of the land use requirements in the specific F zoning districts. This particular plan will not be going to city council. At Zoning Committee there was a recommendation to approve the Ford Site Master Site Plan and put a condition on it to meet the commercial requirements in the F6 district from at that time 5%, this time 10%. However the simplest way would be to say it would match the approved Ford Site Master Plan and Zoning Code Amendments.

MOTION: Commissioner Ochs moved approval the Ford Site Master Site Plan to meet the minimum commercial requirements for the F6 district. Commissioner DeJoy seconded the motion. The motion carried unanimously on a roll call vote.

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, April 9, 2020.

V. Comprehensive and Neighborhood Planning Committee

Commissioner Grill said there is no action items to bring forward to the Planning Commission today.

VI. Transportation Committee

Commissioner Lindeke announced that the last meeting was canceled and the upcoming meeting on Monday, April 6, 2020 is canceled as well.

VII. Communications Committee

Anton Jerve, PED staff stated that the Planning Director Luis Pereira is actively going through the applications for filling the empty Planning Commission seats. Once Mr. Pereira is back from his leave in early May we'll get some updates regarding the new commissioners.

VIII. Task Force/Liaison Reports

Commissioner DeJoy had no report on the Hillcrest Master Plan Community Advisory Committee the last meeting was canceled.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

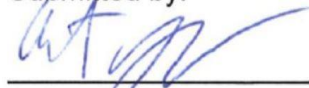
Meeting adjourned at 10:52 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

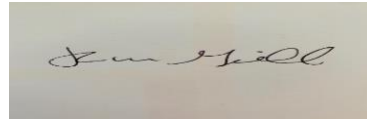
Approved May 29, 2020
(Date)

Submitted by:



Anton Jerve

Acting Planning Director



Kristine Grill
Secretary of the Planning Commission