

city of saint paul
 planning commission resolution
 file number _____
 date _____ May 26, 2023 _____

WHEREAS, Project Paul, LLC (Ryan), Capital City Properties (CCP), Friends of Highland Ball, St. Paul Parks Department (Parks), and Weidner Apartment Homes (Weidner), File #23-011-392 and #23-011-403, applied to amend the Zoning Code pertaining to the Ford districts and the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* (Master Plan), under the provisions of Zoning Code § 61.801(b) and § 66.951, for property located at 2192 Ford Parkway, et al, Parcel Identification Number (PIN) 17-28-23-13-002 et al; and

WHEREAS, the Planning Commission, on April 28, 2023, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission on May 26, 2023, based on the evidence presented to its Comprehensive and Neighborhood Planning Committee and at the Planning Commission public hearing as substantially reflected in the minutes, made the following findings of fact:

Amendment	Description	Code Section	Master Plan Page(s)	Recommendation
Floor Area Ratio	Exempt civic & institutional uses/buildings from the minimum FAR requirement in all F districts. Update design standards G17 and G19 for clarity.	66.931	31, 67	Approval
Maximum Parking	Add civic & institutional uses as a separate land use category with maximum parking thresholds per Sec. 63.207 of the Zoning Code.	66.942	58	Approval
Maximum Setback	Exempt civic & institutional uses/buildings from the maximum ROW setback and building façade placement requirement in all F districts.	66.931	93	Approval
Shared Transportation Corridor	Generalize the Shared Transportation Corridor narrative to highlight connection locations and modes. Clarify that development in this area must preserve pedestrian and bicycle connections from the CP Spur to Highland Bridge through the development site with opportunities for future transit service. Clarify that the location of public easement(s) must be	NA	125	Approval

moved by _____ Grill _____
 seconded by _____ Martinson _____
 in favor _____ 9 _____
 against _____ Holst, Houmas, Reilly, Rangel Morales _____

	agreed upon prior to final site plan approval. Remove the dimension table and unnecessary components of exhibits.			
Open Space	Relocate Míča Park to meet the needs of the proposed UST development and add open space to meet parkland dedication requirements and improve the usable parkland area, depicted in the Open Space System map. Update the Open Space System map and add language to clarify that final location and design are subject to approval by the City. Update the summary of Community Green Space (Míča Park) in the Master Plan. Defer to the Department of Parks and Recreation for final location and design.	NA	131, 132, 138	Approval

NOW, THEREFORE, BE IT RESOLVED, pursuant to Minnesota Statutes § 462.357 and Legislative Code § 61.801, in response to the application of Project Paul, LLC (Ryan), Capital City Properties (CCP), Friends of Highland Ball, St. Paul Parks Department (Parks), and Weidner Apartment Homes (Weidner), File #23-011-392 and #23-011-403, to amend the Zoning Code pertaining to the Ford districts and the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* (Master Plan), that the Saint Paul Planning Commission hereby makes the following recommendations to the Mayor and City Council.

1. Exempt civic & institutional uses/buildings from the minimum FAR requirement in all F districts in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* and Zoning Code Sec. 66.931. Update design standards G17 and G19 in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan*.
2. Add civic & institutional uses as a separate land use category in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* Table 4.7 and Zoning Code Sec. 66.942 with maximum parking thresholds per Zoning Code Sec. 63.207.
3. Exempt civic & institutional uses/buildings from the maximum ROW setback and building façade placement requirement in all F districts in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* and Zoning Code Sec. 66.931.
4. Generalize the Shared Transportation Corridor narrative to highlight connection locations and modes in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan*. Clarify that development in this area must preserve pedestrian and bicycle connections from the CP Spur to Highland Bridge through the development site with opportunities for future transit service. Clarify that the location of public easement(s) must be agreed upon prior to final site plan approval. Remove the dimension table and unnecessary components of exhibits.
5. Relocate Míča Park to meet the needs of the proposed UST development and add open space to meet parkland dedication requirements and improve the usable parkland area, as depicted in the Open Space System map, in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan*. Update the Open Space System map and add language to clarify that final location and design are subject to approval by the City. Update the summary of Community Green Space (Míča Park) in the Master Plan. Defer to the Department of Parks and Recreation for final location and design.

BE IT ALSO RESOLVED, that the Planning Commission directs the Planning Administrator to forward the attached amendments to the Zoning Code and the *Ford Site Public Realm Master Plan* to the Mayor and City Council for their review and adoption.