

# East Grand Avenue Overlay District Zoning Study

City Council  
June 26, 2024



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MINNESOTA

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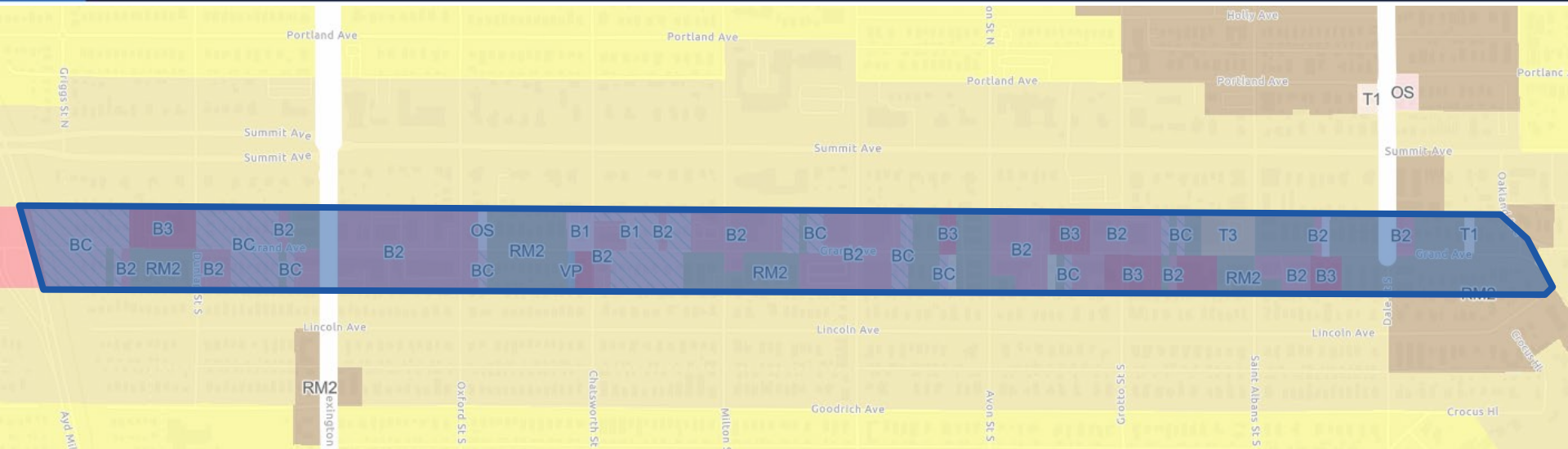


# Existing Context





# East Grand Avenue Overlay District (EGAOD)



## Existing EGAOD:

- Limits building footprint to **25,000 sq. ft.**
- Limits total building size to **75,000 sq. ft.**
- Limits building height to **3 stories.**





# EGAOD and the Comprehensive Plan

- **Land Use Policies:**

- Encourage transit-supportive density and zoning flexibility.
- Promote high-quality urban design that supports pedestrian friendliness.
- Activate streetscapes with active first-floor uses.
- Ensure that building massing, height, scale and design transition to adjoining districts.

- **Housing Policies:**

- Encourage creativity in building design and site layout.
- Support new housing to meet market demand for living in walkable, transit-accessible, urban neighborhoods.





# Proposed Text Amendments

**Replace development constraints with context-sensitive, pedestrian-oriented building design and frontage standards**



**Stepbacks**  
after 40' to reduce building presence from the sidewalk



**Established Building Line**  
that respond to the context on the block



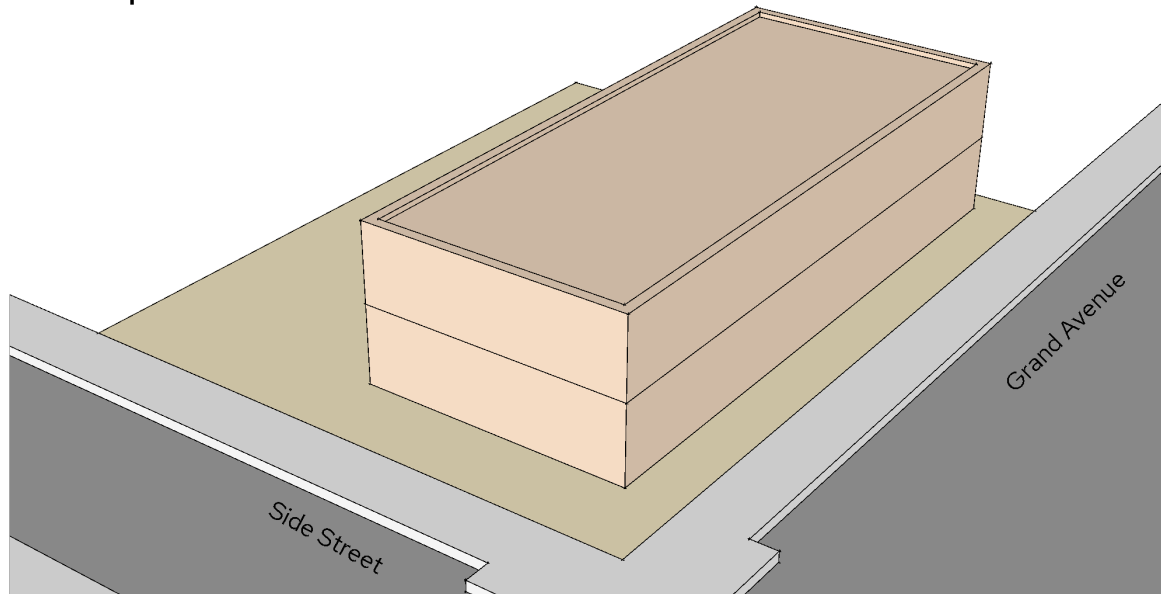
**Frontage Elements**  
(storefronts and patios) that support a lively street



# Conceptual Examples

## Conceptual Example

Existing Overlay Potential  
Development



### Existing Overlay Summary:

Max. Bldg Footprint = 25,000 sf

Max. Bldg Area = 75,000 sf

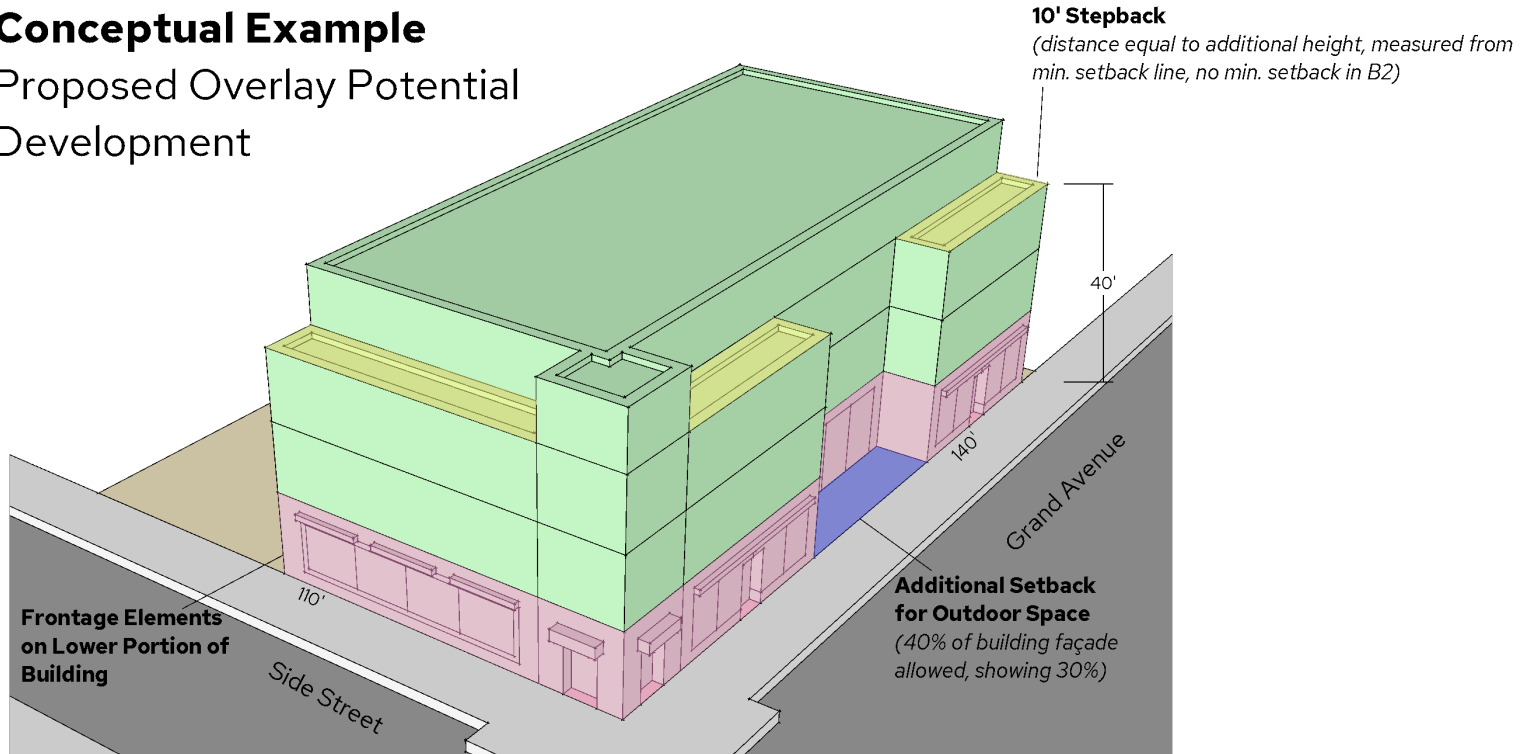
Max. Height = 30'



# Conceptual Examples

## Conceptual Example

Proposed Overlay Potential  
Development







# Outcomes of Proposed Ordinance







# Process



# Discussion



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# Overlays

## Overlay

**Sec. 67.600**  
**EG East Grand Avenue Overlay District**

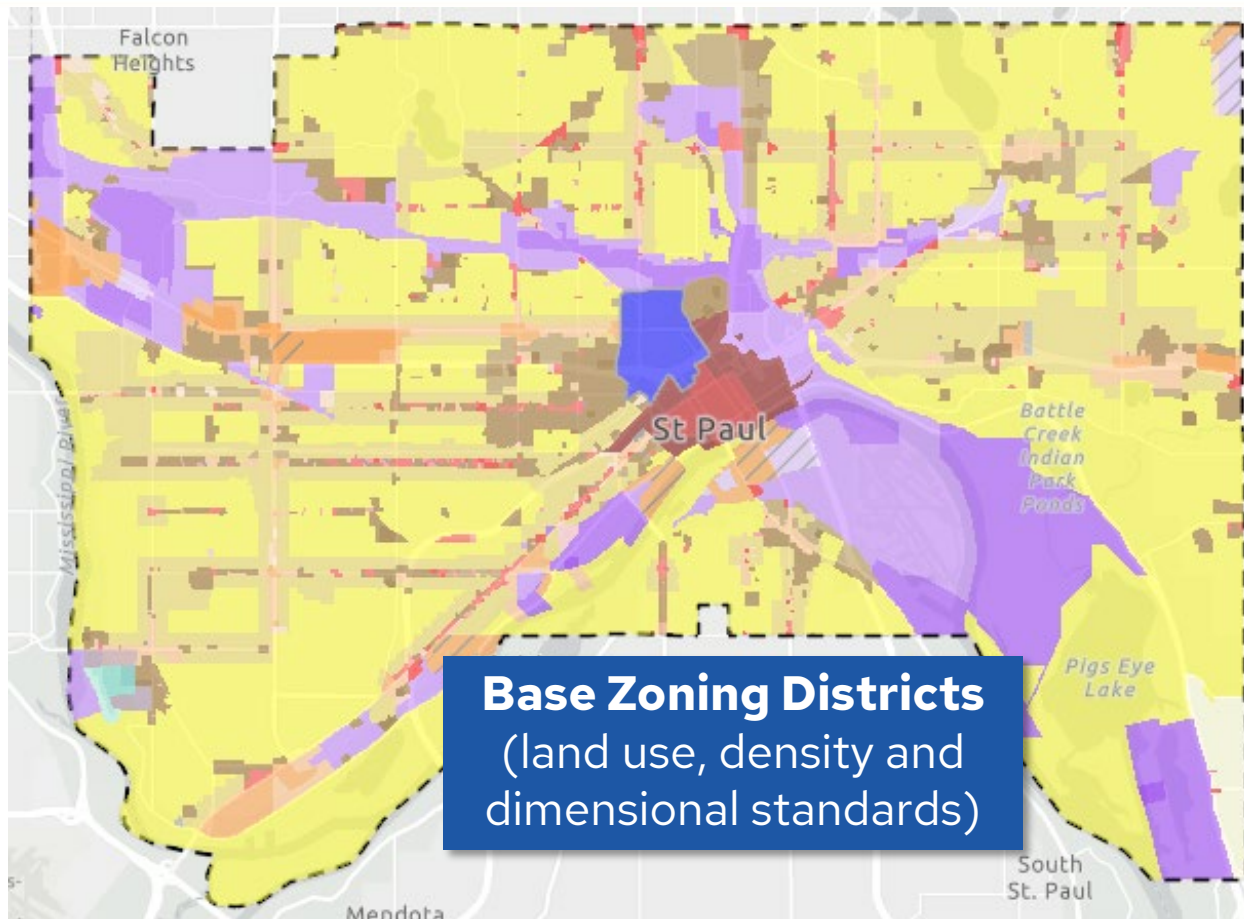
**Underlying Standards**

**Chapter 63**  
**Regulations of General Applicability**  
*(Building Design, Landscaping, Parking, etc.)*

**Chapter 66**  
**Zoning District Uses, Density and Dimensional Standards**  
*(Height, Setbacks, Land Use, etc.)*



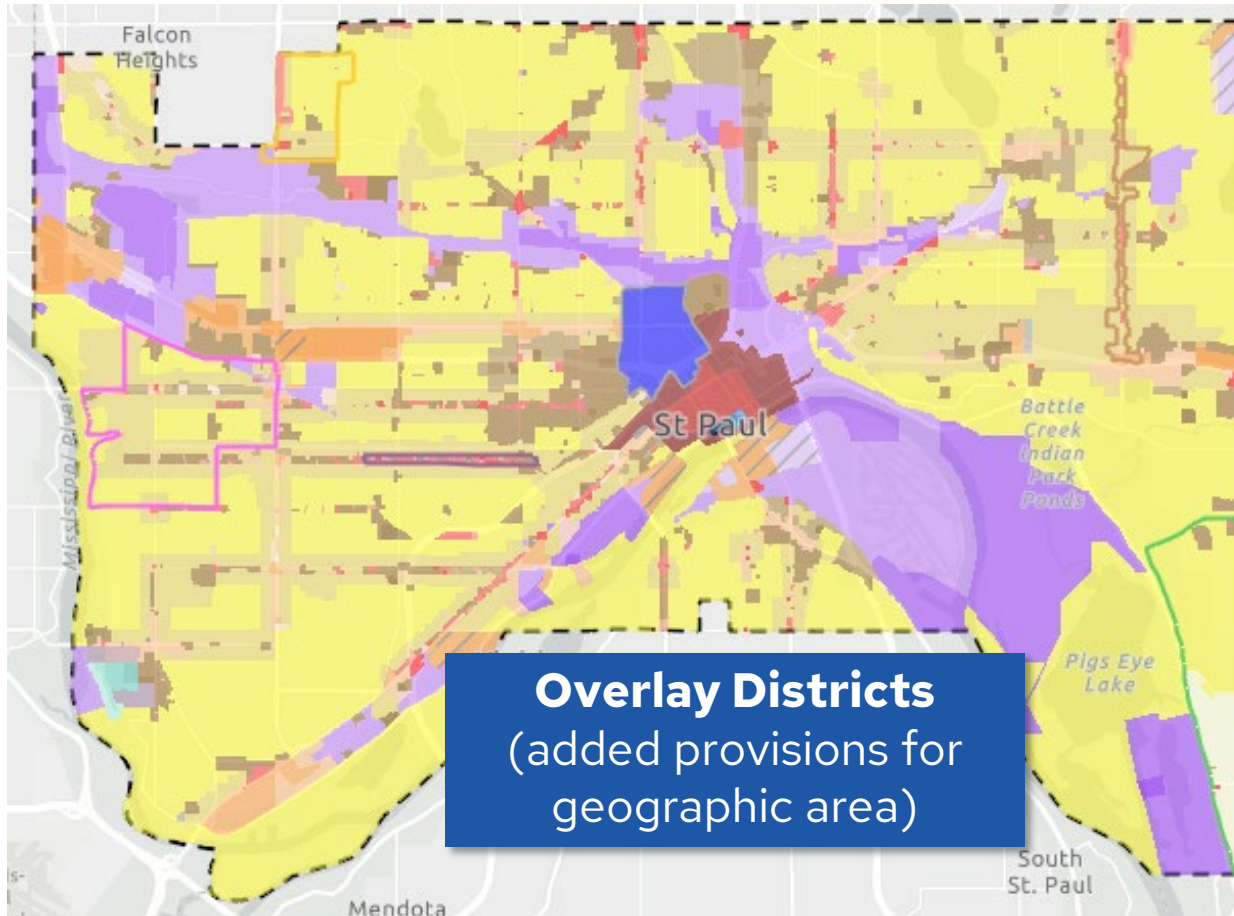
# Zoning





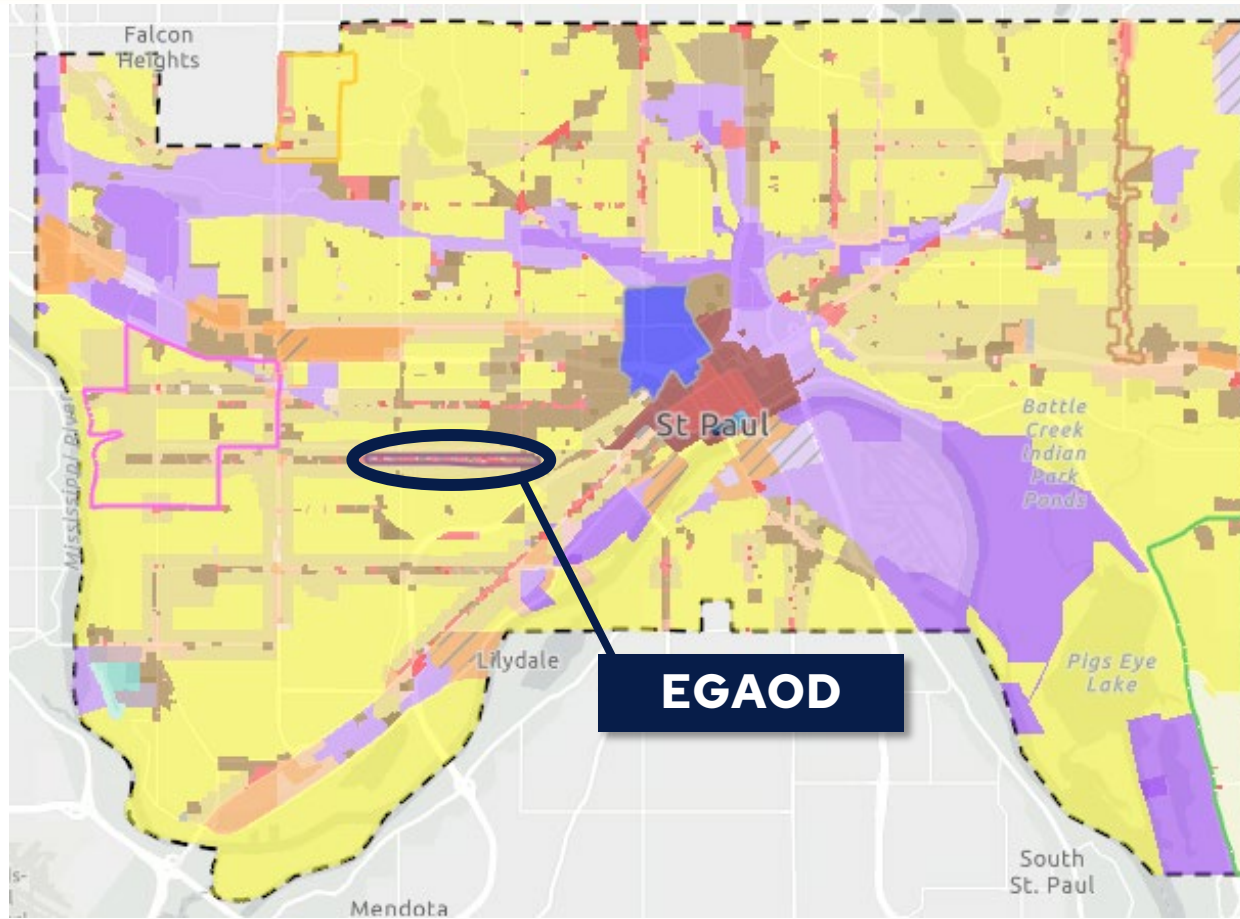


# Zoning





# Zoning







# EGAOD and Existing Context

