

Planning Studies and Zoning

Department of Planning and
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Part 1: Studies and Plans

- What are planning studies?
- Where do they come from?
- Prioritization and relationships

Part 2: Zoning

- What is zoning?
- Zoning districts
- Types of zoning applications and processes
- Amending the code/zoning studies
- Administration of Master plans



What Are Planning Studies?

Citywide Plans	Small Area Plans	Zoning Studies	Master Plans
<p>General policy documents that direct City funding, decisions, and efforts under categories such as:</p> <ul style="list-style-type: none">• Land Use• Transportation• Housing• Parks	<p>Detailed policy document on neighborhoods or smaller areas. Typically has similar categories to citywide plans. Provide a vision for a specific area. Flexibility in implementation.</p>	<p>Study resulting in changes to the Zoning Code or Zoning Map.</p> <ul style="list-style-type: none">• 40-Acre studies• Based on specific geography• Text amendments• Property owner-initiated• Follow plans	<p>Detailed development regulations for large redevelopment sites (> 15 acres). May include:</p> <ul style="list-style-type: none">• Public infrastructure• Parks space• Development standards• Building design requirements <p>Adopted as zoning.</p>
Planning Tools		Implementation Tools	
Less Detailed			More Detailed



Where Do Planning Studies Come From?

Who	How	Yes, and
<p>State/Met Council</p> <ul style="list-style-type: none">• State Law changes• Comprehensive Plan <p>Planning Commission</p> <ul style="list-style-type: none">• Studies to implement plans• Timely planning issues <p>City Council</p> <ul style="list-style-type: none">• Initiate through Planning Commission. <p>Community request</p> <ul style="list-style-type: none">• Request through City Council or Planning Commission to initiate a study OR may lead a study and submit to City.	<p>Initiation Resolution</p> <p>Typically includes:</p> <ul style="list-style-type: none">• A statement of the policy/zoning question or problem• Scope of study• Request to Planning Commission <p>May include:</p> <ul style="list-style-type: none">• Backing statistics• Key events• Community partners• Geography• Timeline	<p>Coordinate with Planning Director to help with:</p> <ul style="list-style-type: none">• Drafting resolution• Providing research support• Refining timeline for study• Coordinating with Planning Commission• Outreach with other city departments

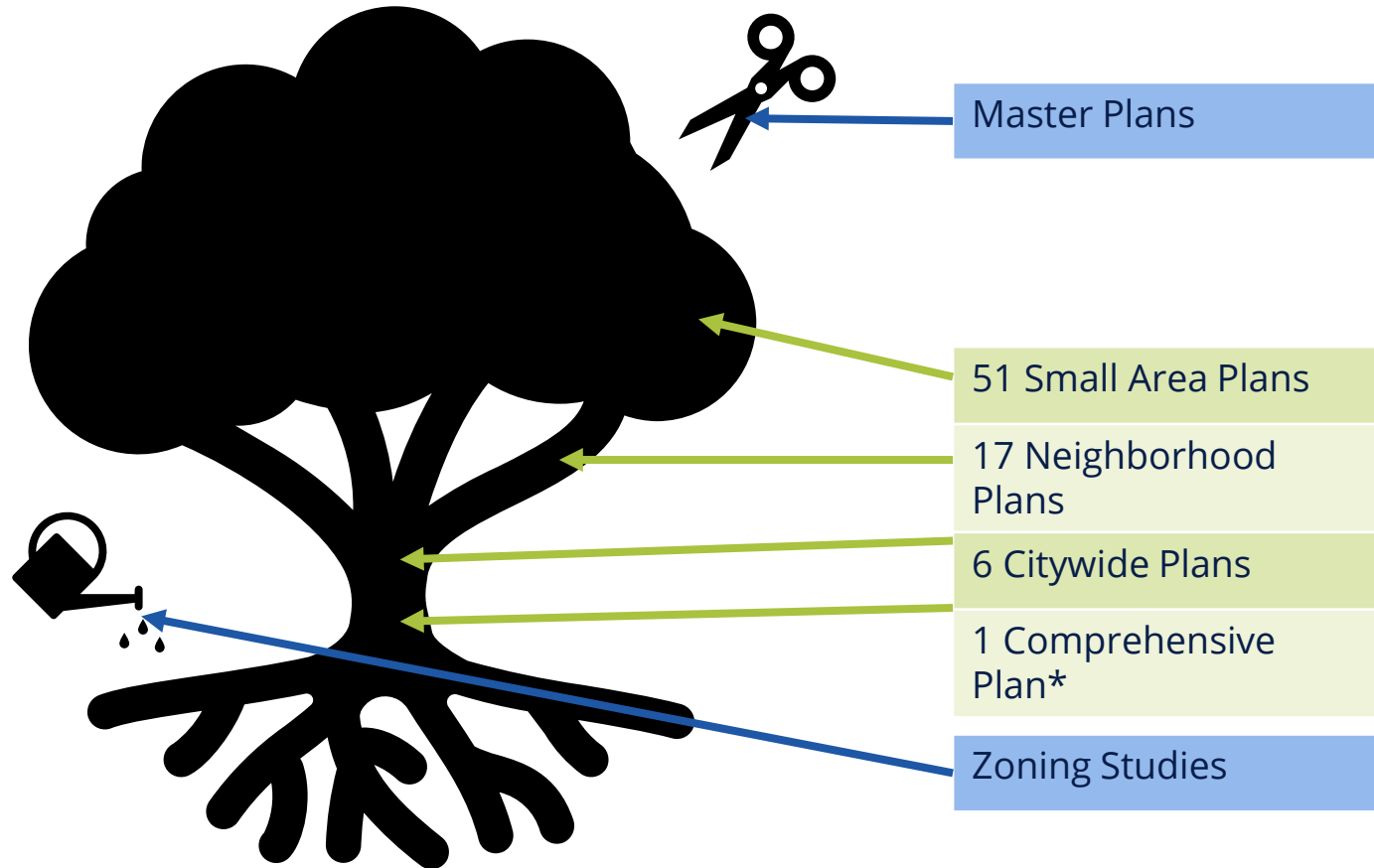


How Are New Planning Studies Prioritized?





How Do New Planning Studies Relate to Each Other?



*Required to be updated every 10 years by state law. Comprehensive Plan rules when there is conflict between plans.



How Do New Planning Studies Relate to the Old?

- State requires comprehensive plans to be updated every 10 years through Metropolitan Council.
- Metropolitan Council sets regional growth estimates and policy (*Imagine 2050*) that cities must respond to in their comprehensive plan updating process.
 - When a new Comprehensive Plan is adopted, the previous plan is decertified.
 - Small area and neighborhood plans should be updated or recertified on that schedule.
 - This policy has not been enforced consistently.
 - Many small area plans relate to comprehensive plans that have been decertified.
 - Planning to address this in the next plan update (kick off in winter 2025/2026).

2 Small Area Plans	26 Small Area Plans	19 Small Area Plans	4 Small Area Plans
1 Neighborhood Plan	4 Neighborhood Plans	7 Neighborhood Plans	5 Neighborhood Plans (including 2 under review)
-	2 Citywide Plans	2 Citywide Plans	2 Citywide Plans
20 th Century Comprehensive Plans*	2020 Comprehensive Plan (1999)*	2030 Comprehensive Plan (2010)*	2040 Comprehensive Plan (2019)

**decertified*



What Contributes to the Fate of Planning Studies?

Factors that contribute to implementation of planning studies:

- Timeliness: Too early or too late?
- Funding availability: Are there funding sources for implementation?
- Context: Has there been a fundamental change in context?
- Community support: Do people affected by the plan support it?
- Ambition: Is the plan over-ambitious or underwhelming?
- Inspiration: Does the plan inspire action?
- Land control: Does the City have sufficient influence on the land?
- Age: Has the plan aged beyond its functional "shelf life"?
- Complexity: Is the plan overly complicated?



What is City Council's Role in Planning and Zoning Studies?

Project Stage	Potential Role (depends upon project)
1. Initiation	<ul style="list-style-type: none">• Resolution to Planning Commission• Coordination on outreach plan• Identification of issues• Refining scope
2. Drafting	<ul style="list-style-type: none">• Coordination on outreach events• Project updates
3. Adoption	<ul style="list-style-type: none">• Review and public hearing• Responding to public hearing• Direction to Planning Commission• Official action (adoption, approval, etc.)



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Part 2: Zoning

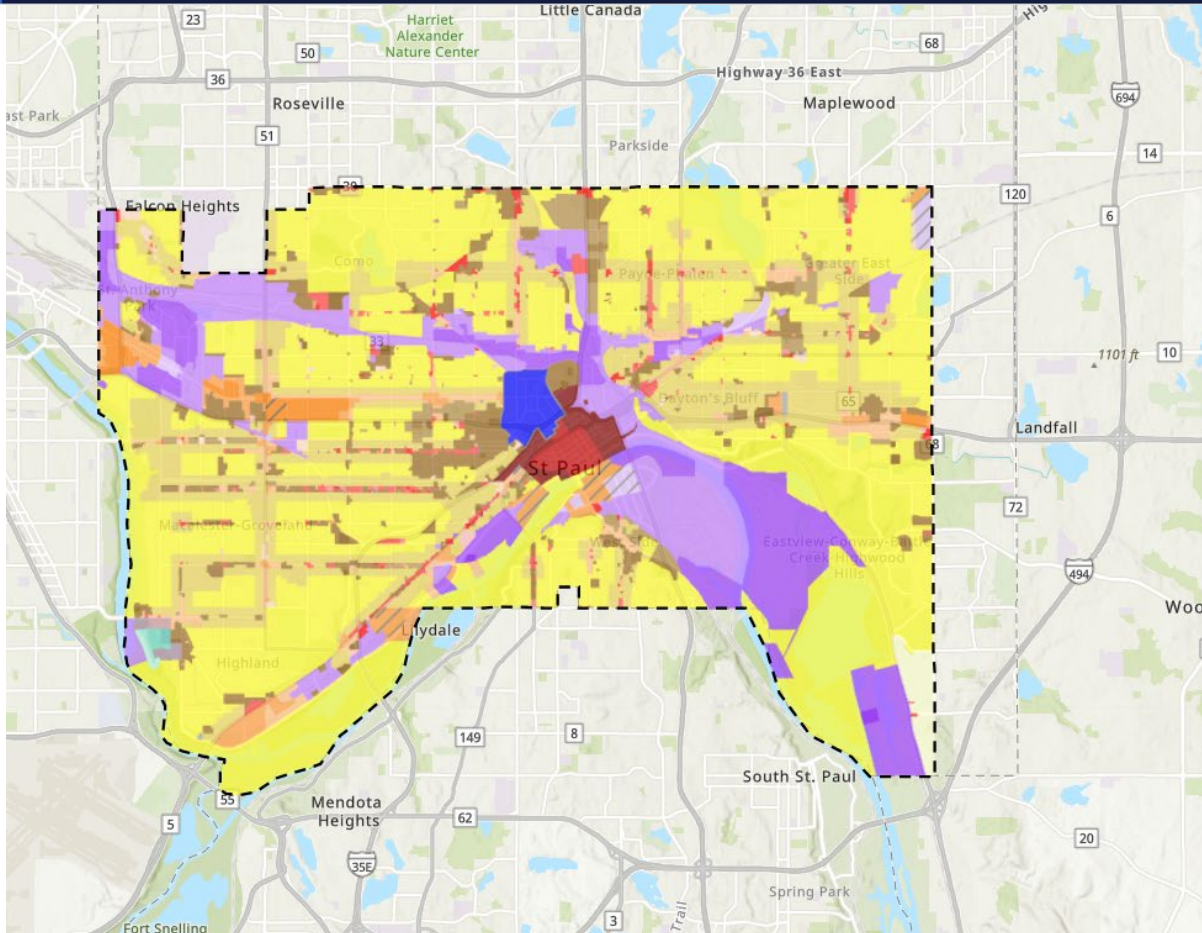


What is Zoning?

- Districts (on a map) + land use regulations (text)
 - Online zoning map: <https://www.stpaul.gov/departments/planning-and-economic-development/maps-and-data>
 - Chapters 60-69 in the Saint Paul Legislative Code: https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTII_LECO_TITVIIIIZOCO
- Specifies which land uses are permitted (or conditionally permitted) in each zone
- Provides standards and conditions that govern each use, whether citywide or by district
- Addresses signage, site plans, subdivisions/plats, and processes too



Zoning Districts



Zoning

- RL One-Family Large Lot
- H1 Residential
- H2 Residential
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T1M T1 with Master Plan
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid



Types of Zoning Applications

- Rezoning
- Conditional use permits (CUP)
- Variances
- Nonconforming use permits (NCUP; establishment, re-establishment, change)
- Determinations of similar use (DSU)
- Subdivisions/plats
- Appeals of zoning decisions (whether administrative or by board/commission)



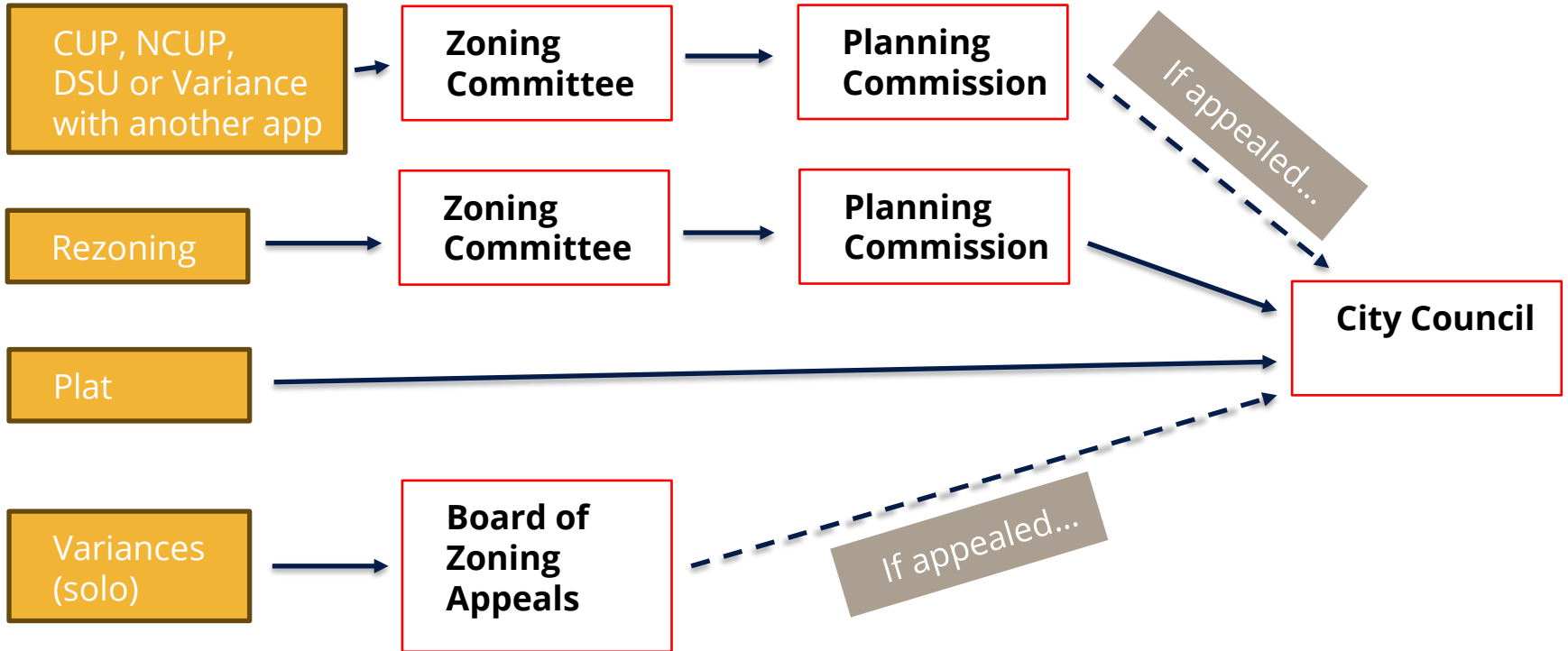
Conditional Use Permits

Must meet certain findings:

- a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
- b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.



Zoning Application Processes (that might go to City Council)





Amending the Zoning Code: Map Amendments

- Individual rezonings initiated by a property owner application
- Larger rezoning studies initiated by the Planning Commission or City Council
 - Typically accompany adopted area plans or are in response to a specific opportunity (e.g. a planned transit line)
 - Examples:
 - Marshall Avenue Zoning Study
 - Central Corridor Zoning Study
 - Hillcrest (The Heights) Zoning Study



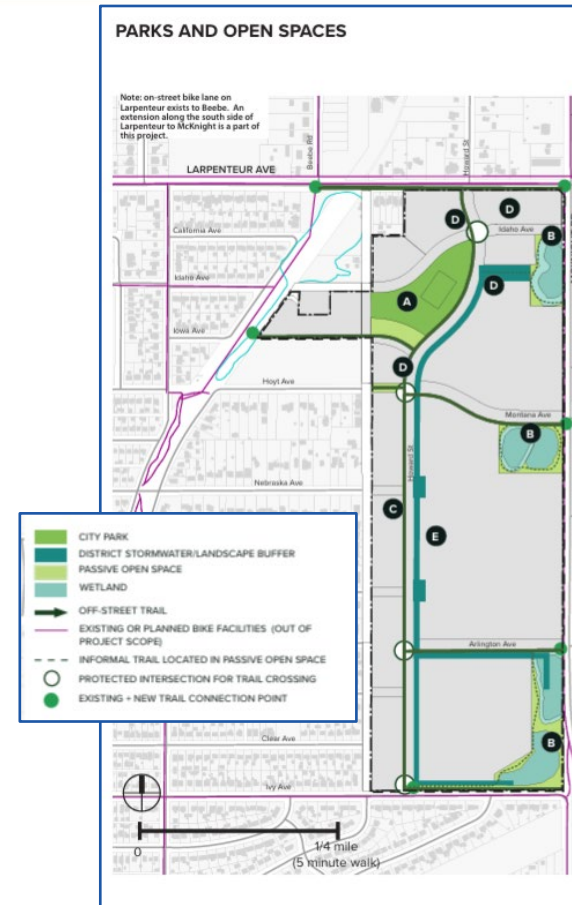
Amending the Zoning Code: Text Amendments

- Initiated by the Planning Commission or City Council
- Typically takes 6+ months
 - Steps include research, formal initiation, release for public comment, 30+ day comment period, Planning Commission public hearing, Planning Commission recommendation, another 30-day comment period, City Council public hearing and action
- Recent examples:
 - Cannabis Zoning Study
 - 1-4 Housing Units Zoning Study



Master Plans

- Authorized by the Zoning Code, but live outside of it; are adopted by City Council resolution
- Can include more specific guidance on site layout, design, signage, and more
- Intended for large developments. Examples:
 - Hillcrest (The Heights) Master Plan
 - Ford (Highland Bridge) Master Plan
 - Snelling-Midway (United Village) Master Plan
 - West Side Flats Master Plan
 - Victoria Park Master Plan





Questions?

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