

FORD SITE ZONING STUDY

... Title

An ordinance amending the following sections of the Legislative Code pertaining to the Ford Districts: Leg. Code §§ 66.912 (F1 Residential District), 66.917 (F6 Gateway District), 66.921 (District Use Table), 66.931 (District Dimensional Standards Table), 66.942 (District Vehicle Parking Standards), 66.943 (District Bicycle Parking Standards) and amending the Zoning Map, Leg. Code § 60.303, by adjusting zoning district boundaries to follow realigned streets and partially reclassifying the underlying zoning classification shown on Panel 1E for depicted Block 11 from F2 to F1.

..Body

WHEREAS, on September 17, 2017 the Saint Paul City Council adopted the Ford Site Zoning and Public Realm Master Plan and the associated zoning code text and map amendments; and

WHEREAS, in June 2018, Ford Land announced Ryan Companies as the Master Developer for the Ford site; and

WHEREAS, Zoning Code § 66.951 provides that the Ford Site Zoning and Public Realm Master Plan can be amended by City Council resolution after a public hearing and Planning Commission review and recommendation; and

WHEREAS, on October 10, 2018, Ryan Companies, with the support of Ford Land, submitted an application for proposed amendments to the Ford Site Zoning and Public Realm Master Plan, and Zoning Code amendments would be needed for consistency with some of the proposed amendments; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on October 31, 2018, forwarded its recommendation to the Saint Paul Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed amendments to the Ford Site Zoning and Public Realm Master Plan; and

WHEREAS, the Saint Paul Planning Commission, on November 16, 2018, initiated a zoning study to consider Zoning Code amendments related to proposed amendments to the Ford Site Zoning and Public Realm Master Plan; released the MP and zoning text amendments for public review; and set a public hearing for January 25, 2019 for proposed amendments to the Ford Site Zoning and Public Realm Master Plan and for related zoning text and map amendments; and

WHEREAS, the Saint Paul Planning Commission, on January 25, 2019, held a public hearing on the proposed amendments to the Ford Site Zoning and Public Realm Master Plan and zoning text and map amendments, notice of which was published in the St. Paul Legal Ledger on January 10, 2019 and held the public record open for written comments until January 28, 2019; and

WHEREAS, the Saint Paul Planning Commission referred the proposed amendments to the Zoning Code text and maps, and to the Ford Site Zoning and Public Realm Master Plan, and public testimony back to a joint meeting of the Comprehensive and Neighborhood Planning Committees for review and consideration at their February 20, 2019 and February 27, 2019 meetings; and

WHEREAS, the Comprehensive and Neighborhood Planning Committees forwarded their recommendation and rationale for amendments to the Saint Paul Zoning Code, and to the Ford Site Zoning and Public Realm Master Plan, in a March 1, 2019, memorandum to the Saint Paul Planning Commission; and

WHEREAS, the Planning Commission, on March 8, 2019, based upon the Committee memorandum and public testimony received, recommended to the City Council certain amendments to the Ford Site Zoning and Public Realm Master Plan as well as amendments to Zoning Code § 66.900 Ford Districts, and to the zoning map for the Ford site;

NOW, THEREFORE THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

That Saint Paul Code of Ordinances Article IX, § 66.900 Ford Districts is hereby amended to read as follows:

Section 1.

Sec. 66.912. Intent, F1 river residential district.

The F1 river residential district provides for high quality one-family, two-family and multi-family dwellings ~~unit homes~~ with ~~two (2)~~ up to six (6) dwelling units each and rear carriage house dwellings with an additional one (1) to two (2) dwelling units in a combined garage structure. The district is characterized by deep setbacks from Mississippi River Boulevard, consistent with the historic form along the parkway.

Section 2.

Sec. 66.917. Intent, F6 gateway district.

The F6 gateway district is intended to serve as the main entrance and economic heart of the Ford redevelopment site. The district provides for a variety of business and office uses independently or in combination with retail and service establishments. Limited employment-supporting housing, ~~and~~ civic and educational uses may also be present. The district is focused on employment activity and complementary work force services.

Section 3.

Sec. 66.921. Ford district use table.

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

Table 66.921. Ford District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
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Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Residential Uses							
<i>Dwellings</i>							
<u>One-family dwelling</u>	<u>P</u>						<u>(d)</u>
Two-family dwelling	P						(d)
Multiple-family dwelling	P	P	P	P	P	<u>P</u>	(d)
Carriage house dwelling	P	P					(d)
<i>Mixed Commercial-Residential Uses</i>							
Home occupation	P	P	P	P	P	<u>P</u>	(d), (s)
Live-work unit		P	P	P	P	<u>P</u>	(d), (s)
Mixed residential and commercial use		P	P	P	P	<u>P</u>	
<i>Congregate Living</i>							
Adult care home		P	P	P	P	P	(d)
Community residential facility, licensed correctional		C	C	C			(d), (s)
Dormitory				P	P		(d), (s)
Emergency housing facility		C	C	C			(d), (s)
Foster home	P	P	P	P			(d)
Shareable housing		P	P	P	P		(d)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C		(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C		(d), (s)
Supportive housing facility	P/C	P	P	P	P		(d), (s)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d), (s)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
Public library, museum	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	
Recreation, noncommercial		P	P	P	P	P	(d)
Religious institution, place of worship		P	P	P	P	P	(d)
Public Services and Utilities							
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation			P	P	P	P	(s)
Municipal building or use	P	P	P	P	P	P	(s)
Public utility heating or cooling plant		P	P	P	P	P	
Utility or public service building	P	P	P	P	P	P	(d), (s)
Commercial Uses							
<i>Office, Retail and Service Uses</i>							
General office, studio		P	P	P	P	P	(d)

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
General retail		P	P	P	P	P	(d)
Service business, general		P	P	P	P	P	(d)
Service business with showroom or workshop		P	P	P	P	P	(d)
Animal day care					P	P	(d), (s)
Business sales and services					P	P	(d)
Dry cleaning, commercial laundry			P	P	P		
Farmers market		P/C	P/C	P/C	P/C	P/C	(d), (s)
Garden center, outdoor			P	P	P	P	(d)
Greenhouse				P	P	P	(d), (s)
Hospital				P	P	P	(d)
Mortuary, funeral home				P	P	P	
Outdoor commercial use			P/C	P/C	P/C	P/C	(d), (s)
Package delivery service					P	P	(d)
Small engine repair, automotive bench work					P	P	
Veterinary clinic		P	P	P	P	P	(d), (s)
<i>Food and Beverages</i>							
Bar				P/C	P/C	P/C	(d), (s)
Brew on premises store			P	P	P	P	(d), (s)
Coffee shop, tea house		P	P	P	P	P	(d)
Restaurant		P	P	P	P	P	(d), (s)
Restaurant, fast-food					P/C	P/C	(d), (s)
<i>Commercial Recreation, Entertainment and Lodging</i>							
Bed and breakfast residence	P						(d), (s)
Health/sports club			P	P	P	P	(d)
Hotel, inn			P	P	P	P	
Indoor recreation			C	C	C	C	(d), (s)
Reception hall/rental hall			C	C	P	P	
Short-term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Theater, assembly hall, concert hall			C	C	C	C	
<i>Automobile Services</i>							
Auto convenience market					C		(d), (s)
Auto service station, auto specialty store					C		(d), (s)
Auto repair station					C		(d), (s)
Auto sales, indoor					C		
Car wash, detailing					C		(s)
<i>Parking Facilities</i>							
Parking facility, commercial		C	C	C	C	C	(d)

							<i>Min.- Max.</i>	
F1 river residential								
<u>One-family dwelling</u>	<u>0.25 – 1.5</u>	<u>60</u>	<u>60</u>	<u>20</u>	<u>30</u>	<u>40%</u>	<u>10 - 40 (g)</u>	<u>10</u>
Multi-unit home	0.25 – 1.5	80	60	20	48	40%	10 - 40 (g)	10
Carriage house	0.25 – 1.5	n/a	60	n/a	30	40%	10 - 20 (g)	6 (h)
F2 residential mixed low								
Townhouse, rowhouse	1.0 – 2.0	30	150	30	55	50%	10 - 20	6 (h)
Multifamily low	1.0 – 2.0	60	200	30	55	70%	10 - 20	6 (h)
Carriage house	1.0 – 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (h)
Live/work	1.0 – 2.0	30	150	30	55	70%	5 - 20	6 (h)
Nonresidential or mixed	1.0 – 2.0	n/a	500	30	55	70%	5 - 15	6 (h)
F3 residential mixed mid								
Townhouse, rowhouse	2.0 <u>1.0 – 4.0</u>	30	150	40 <u>30</u>	65 (b)	50%	10 - 20	6 (h)
Multifamily	2.0 – 4.0	60	n/a	40	65 (b)	70%	10 - 20	6 (h)
Live/work	2.0 – 4.0	30	150	40	65 (b)	70%	5 - 20	6 (h)
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	65 (b)	70%	5 - 15	6 (h)
F4 residential mixed high								
Townhouse, rowhouse	3.0 – 6.0	30	150	48	75 (c)	50%	10 - 20	6 (h)
Multifamily medium	3.0 – 6.0	n/a	n/a	48	75 (c)	70%	10 - 20	6 (h)
Live/work	3.0 – 6.0	30	150	48	75 (c)	70%	5 - 20	6 (h)
Nonresidential or mixed	3.0 – 6.0	n/a	500	48	75 (c)	70%	5 - 15	6 (h)
F5 business mixed								
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	75 (d) <u>65 (d)</u>	70%	5 - 15	6 (h)
F6 gateway								
Nonresidential or mixed	1.0 – 3.0	n/a	500	30	65	70%	5 - 15	6 (h)

Min. – Minimum Max. – Maximum ROW – Public Right-of-Way n/a - not applicable

Notes to table 66.331, Ford district dimensional standards:

- (a) Building types are described and defined in Chapter 5 of the Ford Site Zoning and Public Realm Master Plan.

- (b) A maximum building height of seventy-five (75) feet may be permitted with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of twenty-five (25) feet.
- (c) All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines. The maximum building height may exceed seventy-five (75) feet, to a maximum of one hundred ten (110) feet, subject to the following conditions:
 - (1) A minimum of one (1) acre of buildable land in the F1, F2, F3, and/or F4 districts shall have been dedicated or conveyed to the city for public use for parks, playgrounds, recreation facilities, trails, or open space, in excess of the amount of land required to be dedicated for parkland at the time of platting. Such dedication of the additional parkland must be consistent with the criteria for parkland dedication in section 69.511, and is subject to city council approval.
 - (2) Maximum developable gross floor area of dedicated land from (c)(1), based on its underlying zoning, may be transferred and added to development allowed in an F4-zoned area, in compliance with other applicable requirements for the district or building, such as FAR, setbacks and open space coverage.
- (d) ~~All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines.~~ Building height may exceed sixty-five (65) feet, to a maximum of seventy-five (75) feet, with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site Zoning and Public Realm Master Plan, Chapter 7.
- (e) Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building. An interior setback is measured from an interior lot line, which is a lot line separating a lot from another lot or lots. A public right-of-way (ROW) setback is measured from a lot line that is not an interior lot line: a lot line separating a lot from a street, alley, or public way.
- (f) Maximum building setback shall apply to at least sixty (60) percent of the building facade along the right-of-way.
- (g) Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard.
- (h) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.

Section 5.

Sec. 66.942. Ford district vehicle parking standards.

Off-street parking shall be provided as follows. These requirements supersede the parking requirements in section 63.207.

Table 66.942. Vehicle Parking Requirements by Use

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>	<i>Maximum Number of Parking Spaces (a)</i>
Residential, dwellings	0.75 space per dwelling unit	2 spaces per dwelling unit
Residential, congregate living	0.25 space per bedroom	1 space per bedroom
Nonresidential	1 space per 600 square feet GFA	1 space per 400 <u>200</u> square feet GFA

GFA – Gross Floor Area

The *Ford Site Zoning and Public Realm Master Plan*, Chapter 4.7, sets vehicle parking facility standards that are in addition to the parking facility standards in chapter 63.

Section 6.

Sec. 66.943. Ford district bicycle parking standards.

Bicycle parking and related facilities shall be provided as follows:

Table 66.943. Bicycle Parking Requirements by Use

<i>Land Use</i>	<i>Minimum Number of Bicycle Parking Spaces</i>
Residential, dwellings	1 space per dwelling unit
Residential, congregate living	1 space per bedroom
Education	1 space per 5 students
Recreation	1 space per 300 <u>5,000</u> square feet of facility land or gross floor area
General civic and commercial	1 space per 5000 square feet gross floor area
Production and processing	1 space per 15,000 square feet gross floor area

The Ford Site Zoning and Public Realm Master Plan, Chapter 4.7, sets bicycle parking standards that are in addition to the parking facility standards in chapter 63.

Section 7.

That Panel 1E of the zoning map of the City of Saint Paul, incorporated by reference in Section § 60.303 of the Saint Paul Legislative Code, is to be hereby amended as shown on the attached ~~zoning map~~ Exhibit A to adjusting Ford zoning district boundaries to follow street realignment in the proposed master plan amendments and to partially reclassify the underlying zoning classification shown on Panel 1E for depicted Block 11 from F2 to F1.

[See *Attached Ford Zoning Map*]

Section 8.

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.