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Amending Chapter 66 of the Legislative Code to establish six new 'Ford' zoning districts and amending the Zoning Map as recommended in the Ford Site Zoning Study.

..Body

Statement of Legislative Purpose and Intent for Adopting Amendments to Saint Paul Code of Ordinances Article IX, 66.900, Ford Districts

WHEREAS, in January 2007, the Planning Commission initiated a Ford site redevelopment planning process to consider future reuse of the Ford site property and created the Ford Site Planning Task Force to help review planning ideas and provide a forum for community engagement; and

WHEREAS, over the past decade, the City has engaged in extensive research, studies and public engagement to review the technical, environmental and economic feasibility of development options for the former plant site, including fourteen (14) professional studies conducted on behalf of the City, as well a few for Ford Motor Company, to examine redevelopment considerations such as industrial reuse, geotechnical analysis of the tunnel system, open space priorities, sustainable design, stormwater management, traffic impacts, market potential, and financial feasibility; and

WHEREAS, these studies were essential to understanding opportunities for and limitations on the redevelopment of the site - economically, environmentally, socially, and within the context of the community, as well as identifying infrastructure efficiencies, cost-effectiveness, opportunities for environment design and conservation, and how to balance development with the creation of vibrant public spaces; and

WHEREAS, during the decade of planning work, the City undertook an extensive public engagement process, hosting 39 Ford Site Planning Task Force meetings, dozens of large public meetings, over 80 presentations to business, civic and non-profit groups, 18 neighborhood focus group meetings in spring 2017, and sent meeting notice and project updates to over 3,500 subscribers on the Ford email list regularly, and the process was covered extensively in the media; and

WHEREAS, a technical advisory committee of City staff from PED, Public Works, Parks and Recreation, Safety and Inspections, Fire, Water, Financial Services, Mayor's Office, City Council, and the public artist worked throughout the planning process to review professional studies and findings, to consider public input, and to discuss options to shape and refine the proposed zoning and public realm master plan; and

WHEREAS, the City kept open lines of communication with Ford Motor Company and Canadian Pacific Railway Company, the primary property owners, throughout the planning process; and

WHEREAS, the Saint Paul Comprehensive Plan identifies the Ford site area as part of a 'Mixed Use Corridor', described by the Comprehensive Plan as an area along a primary thoroughfare that is well-served by transit and intended to accommodate the highest-density development outside of Downtown; and

WHEREAS, the Ford Site Zoning Study created a zoning framework sensitive to the unique context of the site by introducing six new zoning districts that allow a flexible mix and level of uses that can expand job opportunities, provide more diverse housing options to meet market demand, and support new retail and services for the community; and

WHEREAS, the Saint Paul Planning Commission in Resolution 17-31 initiated the Ford Site Zoning Study; and

WHEREAS, the Planning Commission released the Ford Site Zoning Study and Public Realm Master Plan for public review on May 19, 2017 and held a public hearing on June 30, 2017; and

WHEREAS, on July 28, 2017, the Planning Commission adopted Resolution #17-50, following review and discussion of over 350 hearing comments and key elements of the zoning and plan, proposed some revisions and recommended:

- (1) amending Saint Paul Code of Ordinances to establish six new 'Ford' zoning districts under Article IX, 66.900, Ford Districts;
- (2) rezoning four parcels owned by three property owners in the zoning study area to one or more of the six new zoning districts; and
- (3) adopting the Ford Site Zoning and Public Realm Master Plan; and

WHEREAS, a public hearing before the City Council, having been conducted September 20, 2017, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the proposed zoning amendments, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes § 462.357; and

WHEREAS, the Ford Site Zoning and Public Realm Master Plan was adopted, and can be amended by City Council resolution after a public hearing and Planning Commission review and recommendation, as the master plan for the Ford site redevelopment area; and

WHEREAS, design standards for the Ford site redevelopment area to be reviewed by the Planning Commission and considered for adoption by the City Council by mid-2018, will be prepared for amendment into the Ford site zoning districts to address elements such as:

- architectural form and design
- building articulation and features
- building materials
- building frontages and open space design
- rooftop elements including equipment, solar, green roofs and gathering spaces
- landscaping, paving and other surfaces; and

WHEREAS, the Saint Paul Planning Commission finds that the zoning code amendments are consistent with the Ford Site Zoning and Public Realm Master Plan;

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

Section 1.

That Saint Paul Code of Ordinances, Chapter 66, is hereby amended to add a new Article IX, 66.900, to read as follows:

ARTICLE IX. 66.900. FORD DISTRICTS

Division 1. 66.910. Ford District Intent

Sec. 66.911. General intent, F Ford districts.

The Ford districts are designed specifically for the Ford site for use with the *Ford Site Zoning and Public Realm Master Plan*, which provides additional standards for specific building types and standards to address sustainability objectives. ~~The *Ford Site Zoning and Public Realm Master Plan* was adopted, and can be amended, by City Council resolution after a public hearing and planning commission review and recommendation.~~ The Ford districts are intended to provide for a desired mix of residential, civic and

commercial uses across the site, and a mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes.

Sec. 66.912. Intent, F1 river residential district.

The F1 river residential district provides for high quality residential in the form of rowhouses, low scale multi-family, live-work units multi-unit homes with two to six dwelling units each and rear carriage house dwellings with an additional one to two 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.

Sec. 66.913. Intent, F2 residential mixed low district.

The F2 residential mixed-use low-rise district provides for compact, pedestrian-oriented residential with at least seventy (70) percent of the development acres dedicated for townhouse use. The district provides for some low-scale multi-family structures, live-work units, and limited neighborhood serving retail, office, civic and institutional uses.

Sec. 66.914. Intent, F3 residential mixed mid district.

The F3 residential mixed-use mid-rise district provides for a more extensive range of multi-family residential and congregate living types, as well as transit-oriented mixed-use development with retail, office, civic and institutional uses. A variety of housing and land uses within each block is encouraged to provide visual interest and convenient pedestrian access to amenities and services.

Sec. 66.915. Intent, F4 residential mixed high district.

The F4 mixed-use high-rise district provides for high density, transit-supportive, pedestrian-oriented multi-family residential and congregate living; with integrated retail, office, civic and institutional uses; and with the scale and mass of buildings moderated by use of vegetative buffers, step backs on upper floors, courtyards, and architectural features that break up the mass of facades.

Sec. 66.916. Intent, F5 business mixed district.

The F5 business mixed district provides for a variety of retail, dining, office and service establishments, with buildings oriented to public right-of-way, ground floor activity that transitions between outdoor public spaces and indoor uses. Multi-family residential use may be incorporated on upper floors.

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. Civic and educational uses may also be present. The district is focused on employment activity and complementary work force services.

Division 2. 66.920. Ford District Uses

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>							
Two-family dwelling	P						(d)
Multiple-family dwelling	P	P	P	P	P		(d)
Carriage house dwelling	P	P					(d)
<i>Mixed Commercial-Residential Uses</i>							
Home occupation	P	P	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	P	P	(d), (s)
Mixed residential and commercial use		P	P	P	P	P	
<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	(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)
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)

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
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>Transportation</i>							
Bus or rail passenger station				C	C	C	
Railroad right-of-way	C	C	C	C	P	P	(s)
<i>Limited Production, Processing and Storage</i>							
Agriculture	P	P	P	P	P	P	(d), (s)
Brewery, craft		P	P	P	P	P	(d)
Distillery, craft			P	P	P	P	(d)
Finishing shop					P	P	(d), (s)
Limited production and processing			P	P	P	P	(d), (s)
Mail order house			P	P	P	P	
Printing and publishing			P	P	P	P	
Recycling drop-off station					C	C	(d), (s)
Research, development and testing laboratory					P	P	
Wholesale establishment					P		(d)
Winery, craft		P	P	P	P	P	(d)
Accessory Uses							

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Accessory use	P	P	P	P	P	P	(d), (s)

P – Permitted use C – Conditional use requiring a conditional use permit

Notes to table 66.921, Ford district uses:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

Sec. 66.922. Ford district required mix of uses.

The *Ford Site Zoning and Public Realm Master Plan*, Chapter 4.5 4-4, requires a specific mix of residential, commercial, employment, and civic/institutional uses within each of the six (6) Ford districts. There are minimum and maximum requirements for these four land use types as a percentage of total floor area constructed within a district, including all current and planned construction for the district.

Division 3. 66.930. Ford District Dimensional Standards

Sec. 66.931. Ford district dimensional standards table.

Table 66.931, Ford district dimensional standards, sets forth density and dimensional standards that are specific to Ford districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.931. Ford District Dimensional Standards

Building Type by Zoning District (a)	Floor Area Ratio Min. - Max	Lot Width Min. (feet)	Building Width Max. (feet)	Building Height (feet)		Max. Lot Coverage by Buildings	Building Setbacks (feet) (e) (b)	
				Min.	Max.		ROW (f)(e) Min.-Max.	Interior Min.
F1 river residential								
Multi-unit home	0.25 – 1.5	80	60	20	48	40%	10 - 40 (g)	10
Townhouse, rowhouse	0.25 – 1.5	30	100	30	48	40%	10 – 20 (d)	6 (e)
Multifamily low	0.25 – 1.5	80	100	30	48	40%	10 – 20 (d)	6 (e)
Carriage house	0.25 – 1.5	n/a	60	n/a	30	40%	10 - 20 (gd)	6 (h)(e)
Live/work	0.25 – 1.5	80	100	30	48	40%	5 – 20 (d)	6 (e)
F2 residential mixed low								
Townhouse, rowhouse	1.0 – 2.0	30	150	30	55	50%	10 - 20	6 (h)(e)

Multifamily low	1.0 – 2.0	60	200	30	55	70%	10 - 20	6 (h)(e)
Carriage house	1.0 – 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (h)(e)
Live/work	1.0 – 2.0	30	150	30	55	70%	5 - 20	6 (h)(e)
Nonresidential or mixed	1.0 – 2.0	n/a	500	30	55	70%	5 - 15	6 (h)(e)
F3 residential mixed mid								
Townhouse, rowhouse	2.0 – 4.0	30	150	40	75 65 (b)	50%	10 - 20	6 (h)(e)
Multifamily	2.0 – 4.0	60	n/a	40	75 65 (b)	70%	10 - 20	6 (h)(e)
Live/work	2.0 – 4.0	30	150	40	75 65 (b)	70%	5 - 20	6 (h)(e)
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	75 65 (b)	70%	5 - 15	6 (h)(e)
F4 residential mixed high								
Townhouse, rowhouse	3.0 – 6.0	30	150	48	110 75 (c)	50%	10 - 20	6 (h)(e)
Multifamily medium	3.0 – 6.0	n/a	n/a	48	110 75 (c)	70%	10 - 20	6 (h)(e)
Live/work	3.0 – 6.0	30	150	48	110 75 (c)	70%	5 - 20	6 (h)(e)
Nonresidential or mixed	3.0 – 6.0	n/a	500	48	110 75 (c)	70%	5 - 15	6 (h)(e)
F5 business mixed								
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	75 (d)	70%	5 - 15	6 (h)(e)
F6 gateway								
Nonresidential or mixed	1.0 – 3.0	n/a	500	30	65	70%	5 - 15	6 (h)(e)

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.
- (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.

Division 4. 66.940. Ford District Development Standards

Sec. 66.941. Ford district accessory building standards.

In addition to the standards for accessory buildings in Section 63.501, accessory buildings in Ford districts shall be subject to the following regulations:

- (a) Accessory buildings shall meet required public right-of-way setback requirements for a carriage house in F1-F2 districts, and for the principal building on the lot in F3-F6 districts.
- (b) The *Ford Site Zoning and Public Realm Master Plan*, Chapter 5, regulates the number of accessory buildings permitted on a lot by building type.

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</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 square feet GFA

GFA – Gross Floor Area

The *Ford Site Zoning and Public Realm Master Plan*, Chapter 4.7 4-6, sets vehicle parking facility standards that are in addition to the parking facility standards in chapter 63.

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 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

Office and production/processing uses shall provide one (1) shower per fifty (50) employees.

The *Ford Site Zoning and Public Realm Master Plan*, Chapter 4.7 4-6, sets bicycle parking standards that are in addition to the parking facility standards in chapter 63.

Sec. 66.945. Ford district general development standards.

- (a) The design standards in section 66.343 for the T3 traditional neighborhood district apply in all Ford districts.
- (b) The *Ford Site Zoning and Public Realm Master Plan*, Chapter 4.7 4-6, sets standards for vegetation and landscaping, lighting, solar energy, and roofing that are in addition to chapter 63 standards.

Division 5. 66.950. Ford District Planning Requirements

Sec. 66.951. Ford Site Zoning and Public Realm Master Plan.

A Ford Site Zoning and Public Realm Master Plan, for use with this article to guide redevelopment of the Ford site, shall be adopted and can be amended by City Council resolution after a public hearing and planning commission review and recommendation.

Sec. 66.952. Platting required.

A master developer for the Ford site shall prepare and record a plat for the Ford site, subject to city council approval under the provisions of chapter 69, subdivision regulations, including dedication of land for public use for streets, storm water drainage and holding areas, parks, playgrounds, recreation facilities, trails, and open space.

Sec. 66.953. Master site plan.

A master developer for the Ford site shall prepare and submit a master site plan for the entire site, for planning commission review and approval pursuant to section 61.402, with sufficient detail to demonstrate general compliance with the provisions of this code and the *Ford Site Zoning and Public Realm Master Plan*, including the required mix of uses within each of the Ford districts. The master site plan may be amended and refined under the provisions of section 61.402 as development takes place in phases over a number of years. The master site plan is in addition to more detailed site plans for development on individual sites that are required to be submitted for review and approval, pursuant to section 61.402, before building permits are issued.

Section 2.

That the zoning map of the City of Saint Paul, incorporated by reference in Section §60.303 of the Saint Paul Legislative Code, is hereby amended as follows and detailed on the attached zoning maps:

PIN 17.28.23.11.0092

Owned by Joan Lipschultz Burg Trustee and Fremajane Wolfson Trustee

3.76 acres

Current Zoning - T2 Traditional Neighborhood

Current Land Use - F5 Business mixed

PIN 17.28.23.13.0002

Owned by Ford Motor Company

122.4 acres

Current Zoning: I1 Light Industrial and RM2 Medium-density multiple-family residential district

New Zoning: F1 River residential, F2 Residential mixed low, F3 Residential mixed mid, F4 Residential mixed high, F5 Business mixed, and F6 Gateway

PINS 17.28.23.41.0001 and 17.28.23.41.0002

Owned by Canadian Pacific Railway Company

6.06 acres and 6.67 acres

Current Zoning: I1 Light Industrial and RM2 Medium-density multiple-family residential

New Zoning: F6 Gateway

[See *Attachment: Ford Zoning Maps*]

Section 3.

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