city of saint paul
planning commission resolution
file number 22-21
date April 15, 2022

WHEREAS, the 2040 Saint Paul Comprehensive Plan identifies the former Hillcrest Golf Course as an opportunity site with potential features such as higher-density mixed-use development or employment centers with increased full-time living wage job intensity; and

WHEREAS, City Council Ordinance 19-39 authorized the Saint Paul Port Authority to issue bonds to purchase the former Hillcrest Golf Course and established certain expectations for the site's redevelopment; and

WHEREAS, the City of Saint Paul commenced a master planning process in 2019 to determine the future uses and layout for the site, which has resulted in a draft Hillcrest Master Plan; and

WHEREAS, a Comprehensive Plan amendment, a rezoning, and a Zoning Code amendment are needed to enable and implement the draft Hillcrest Master Plan; and

WHEREAS, on January 21, 2022, the Planning Commission initiated the Hillcrest Site Rezoning Study and the Hillcrest Site Zoning Code Study, and released them along with the draft Hillcrest Master Plan and a proposed Comprehensive Plan amendment for public review; and

WHEREAS, on March 4, 2022, the Planning Commission held a duly noticed public hearing for the draft Hillcrest Master Plan and associated actions (the Hillcrest Site Rezoning Study, the Hillcrest Site Zoning Code Study, and a draft Comprehensive Plan amendment); and

WHEREAS, on February 10, 2022, the Saint Paul Parks and Recreation Commission recommended approval of the draft Hillcrest Master Plan's parks and open space elements; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Saint Paul Planning Commission; and

moved by Moore
seconded by Underwood
in favor Unanimous
against

WHEREAS, the Planning Commission has considered all public testimony and the recommendations of staff and the Comprehensive and Neighborhood Planning Committee.

NOW, THEREFORE, BE IT RESOLVED, under provisions of Minnesota Statutes § 462.355 and 462.357, and the authority of Legislative Code § 61.801 and Administrative Code § 107.02, that the Planning Commission hereby recommends approval by the Mayor and City Council of Saint Paul of four items:

1. The Hillcrest Master Plan dated January 13, 2022, with these changes:
    a. Add this policy (or similar) to the Housing Chapter: "Cooperative ownership models of housing are encouraged."
    b. The block between Hoyt and Nebraska Avenues, west of Howard Street, be changed from Medium-Density Residential to Lower-Density Residential on the Land Use Categories map.
    c. The other three blocks designated Medium-Density Residential on the Land Use Categories map be changed to Higher-Density Residential.
    d. Add the following policy to the Transportation Chapter: "Provide an additional east-west trail connecting Howard Street and McKnight Road to be located between the Nebraska Avenue alignment and the south edge of the wetlands adjacent to Montana Avenue. The trail should generally be ADA-accessible and of a width and surface comparable to other trails on the site, except portions within the wetlands buffer areas may be designed differently to comply with wetlands regulations."
    e. Add the following policy to the Housing Chapter: "Locate affordable units throughout the site's residential areas; do not cluster or concentrate them in one area."
    f. Add the following policy to the Land Use, Art and Placemaking Chapter: "Provide preferences for racially and ethnically diverse communities to benefit from ownership and jobs opportunities in the light industrial area. Prioritize an equity-focused procurement process."
    g. Add the following policy to the Housing Chapter: "Provide subsidized or unsubsidized affordable housing units at all of the following levels: 30%, 50%, and 60% of AMI."
    h. Add the following policy to the Housing Chapter: "Provide affordable home ownership opportunities."

2. The following amendment to the 2040 Saint Paul Comprehensive Plan:

    Policy T-31. *Outside of areas being developed for industrial uses, ~~E~~establish (or re-establish) the right-of-way grid with block lengths of 300 to 600 feet as redevelopment occurs on large sites in order to increase neighborhood connectivity and accommodate pedestrian-oriented, higher-density development.*

3. The Hillcrest Rezoning Study's zoning map amendment ("Exhibit A: Proposed Zoning" in the Planning Commission materials), with changes to reflect those of the Hillcrest Master Plan noted in #1 above.

4. The Hillcrest Zoning Code Study's proposed code amendments, as detailed on the following pages:

Hillcrest Zoning Code Study proposed code amendments

Existing language to be deleted shown by ~~strikeout~~. New language to be added shown by underlining.

Chapter 64. - Zoning Code—Signs

ARTICLE I. - PURPOSE AND DEFINITIONS

Sec. 64.103. A.

Advertising sign. A sign ~~which~~that directs attention to a business, profession, commodity, service or entertainment ~~which~~that is conducted, sold or manufactured elsewhere than on the premises upon which the sign is placed. It shall be considered as a nonaccessory sign except that an advertising sign on a professional sports facility with permanent seating for more than ten thousand (10,000) spectators shall be considered as accessory. Billboards are a form of advertising sign. Advertising signs located on transit stop stations, courtesy benches and newsracks are regulated under other chapters and are not subject to the requirements of this chapter. Sports facility sponsorship signs are a special type of off-premise sign and are subject to different regulations from advertising signs. A freestanding sign anywhere within a business park or industrial park that directs attention solely to businesses within the park is not considered to be an advertising sign.

Sec. 64.103. B.

Business park sign. A freestanding business identification sign at a primary entrance to a business park or industrial park under single management that directs attention to businesses within the park.

ARTICLE IV. - 64.400. GENERAL PROVISIONS

Sec. 64.401. - All signs.

(p) *Business park signs.* One business park sign is permitted per primary entrance to a business park or industrial park, not exceeding one hundred fifty (150) square feet in area and a height of fifteen (15) feet above ground level. This sign area is excluded from the maximum gross surface display area per lot.

Chapter 66. - Zoning Code—Zoning District Uses, Density and Dimensional Standards

ARTICLE V. - 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Sec. 66.344. Traditional neighborhood district planning requirements.

(b) *Master plan.* For a contiguous area of at least fifteen (15) acres in traditional neighborhood districts, a master plan may be provided for review and recommendation by the planning commission and approval by city council resolution. The master plan may be already in existence, or it may be prepared by city staff or by the applicant or developer. A traditional neighborhood area for which a master plan has been adopted by the city council shall be designated as a T1M, T2M, T3M, and/or T4M district. The master plan may include additional regulations or provide specified relief from zoning regulations if the plan as a whole results in improved implementation of the comprehensive plan and of the zoning code's intent. The master plan may include the following information.

ARTICLE V. - 66.500. INDUSTRIAL DISTRICTS

Sec. 66.542. Required conditions in the IT transitional industrial district.

(a) *Design standards*. Development shall be consistent with the following design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable:

(3) *Materials and detailing.* Buildings shall be constructed of high-quality materials, including, but not limited to, brick, stone, textured cast stone, tinted masonry units, concrete, glass and architectural metal. The following materials are generally not acceptable:

- Unadorned ~~plain or painted~~ concrete block ~~or panels~~;
- Corrugated metal, unless used as a limited architectural element rather than for entire walls;
- Reflective glass; and
- Vinyl, fiberglass, asphalt or fiberboard siding.

Building designs should seek opportunities to express the nature of the industrial activity within, in keeping with the other requirements of this section and respecting the necessary business functionality.