



CITY OF SAINT PAUL
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TO: Planning Commission

FROM: Comprehensive Planning Committee

DATE: January 24, 2014

RE: T1-T2/Transit Street Text Amendment

BACKGROUND

The proposed changes include:

- Delete the definition of “transit street” to allow the following two provisions;
- In T2 districts, provide authority for the Planning Commission to approve a conditional use permit to allow up to 45 feet building height from normal 35 feet maximum height;
- In T1 and T2 districts, reduce the minimum required off-street parking for residential uses 25%, in buildings with 6 or more dwelling units.

The Comprehensive Planning Committee released the draft text amendments for public review on November 15, 2013. A copy of the staff report released for the public hearing is attached.

PUBLIC HEARING TESTIMONY AND RESPONSE

No one was present to testify at the public hearing and one letter was received from Rich Kramer of ArCa Park Inc., the parking lot association for the Arcade Street-Case Avenue area. The letter outlines parking concerns for smaller residential buildings zoned T2 along Arcade Street. Along Arcade the majority of existing buildings with residential use have six or fewer dwelling units. The primary benefit of the 25% residential parking requirement reduction would be for new larger multifamily and mixed use developments, where the parking facility would be large enough to take advantage of sharing of spaces and turnover for more efficient use. Larger developments are also where there is market incentive for the developers to provide enough parking to meet market demand in order to lease or sell the units, and where the reduced requirement would provide for greater land use efficiency. The 25% residential parking requirement reduction would apply to existing buildings as well as new construction, therefore existing buildings could provide the amount of parking required under the new provision (provide less parking than the previous requirement).

STAFF RECOMMENDATION FOR COMMITTEE ACTION

Staff recommends the Comprehensive Planning Committee forward this report and the following draft zoning text amendments pertaining to references to “transit street” in T1-T2 district standards to the Planning Commission with a recommendation for approval.

Sec. 60.221 T. *Transit Street.* ~~Those streets or segments of streets where there is high volume transit service and/or minimum level of 10 minute peak frequency as follows: University Avenue, Robert Street between University Avenue and Concord Street, Concord Street between Wabasha Street and State Street, and Wabasha Street between Twelfth Street and Winifred Street.~~

Table 66.331, Traditional Neighborhood District Dimensional Standards

- (f) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.~~

Sec. 66.341. Required conditions in T1-T2 traditional neighborhood districts.

- (a) *Amount of parking.* ~~For buildings with more than six (6) dwelling units properties within one-quarter (¼) mile of a transit street, as defined, the minimum amount of required off-street parking for residential uses specified in section 63.207 Parking requirements by use, may be reduced by twenty-five (25) percent. This provision applies to principal and secondary* dwelling units and units in mixed-use buildings, but not does not apply to live-work units.~~

*Note: Secondary units are not currently allowed in the Zoning Code therefore this reference will be deleted.

ATTACHMENTS

Planning Commission Resolution

T1-T2/Transit Street Zoning Report for January 10, 2014 Public Hearing

ArCaPark Inc. letter received 1/8/2014