

city of saint paul  
planning commission resolution  
file number 15-10  
date February 27, 2015

**WHEREAS**, in November 2012, the Planning Commission initiated an update of the 2001 *West Side Flats Master Plan and Development Guidelines*, authorized the creation of a community task force to guide preparation of the plan update, and initiated a zoning study for a portion of the planning area; and

**WHEREAS**, the primary goals of the plan update were to: 1) review the urban design and land use directions in the 2001 *Plan*; 2) explore stormwater management opportunities in more detail, incorporating green infrastructure; 3) anticipate impacts of proposed development on the sanitary sewer system; and 4) include land east of Robert Street that had been the subject of the controversial Bridges of Saint Paul proposal in 2005-2006; and

**WHEREAS**, a community task force (CTF) was appointed in January 2013, chaired by Commissioner Reveal, and met from February 2013 through April 2014; and

**WHEREAS**, a project management team comprising City staff from Public Works, Parks and Recreation, Safety and Inspections, and PED; and the Executive Director of the Saint Paul Design Center was created to guide the work of the consultants throughout the planning process; and

**WHEREAS**, in April 2014, the draft *Plan* and proposed rezonings were completed by the CTF and forwarded to the West Side Community Organization (WSCO); and

**WHEREAS**, in August 2014, WSCO sent the draft *Plan* and proposed rezonings to the Planning Commission to begin the formal adoption process; and

**WHEREAS**, the Saint Paul Planning Commission held a public hearing on the draft *West Side Flats Master Plan and Development Guidelines* and proposed rezonings on January 30, 2015, notice of which was published in the St. Paul Legal Ledger and Pioneer Press, through the City's Early Notification System, and through a direct mailing to all property owners within the study area; and

**WHEREAS**, the Planning Commission reviewed all public testimony and is recommending some changes to the draft Plan to respond to public testimony;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission recommends the City Council adopt the *West Side Flats Master Plan and Development Guidelines* as an addendum to the Saint Paul Comprehensive Plan and as the master plan for the T3M and ITM districts within the study area, with the following changes:

moved by Padilla  
seconded by Shively  
in favor 8  
against 7 (Oliver, Lindeke, Ochs, Merrigan, DeJoy, Noecker, Ward)

1. Remove the proposed street and park improvements for Phase IV from all base maps and the Illustrative Plan (page 64);
2. Remove the time frames noted after each implementation phase (pg. 107-108);
3. Replace the language under Implementation Phase IV on page 108 with the following bullets and add them to the Illustrative Plan on page 64:
  - As redevelopment occurs, build a connected street network to integrate the employment district with the neighborhood west of Robert Street.
  - Increase job density.
  - Increase land use diversity, allowing for employees to live within walking distance of employment.
  - As redevelopment opportunities arise, break down the scale of blocks to be more urban in scale, more pedestrian-friendly in character, and more appropriate to an employment district adjacent to the Mississippi River and a mixed-use transit village.
  - Allow for a central green in the employment district.
  - Design streets to provide for all modes, including cars, bikes, pedestrians and transit.

**BE IT FURTHER RESOLVED**, that the Planning Commission recommends the rezoning of 34 parcels from T3 Traditional Neighborhood and I1 Light Industrial to T3M Traditional Neighborhood with Master Plan and ITM Transitional Industrial with Master Plan as shown in *Figure 7.2 Proposed Zoning* on page 99 of the draft Master Plan; and

**BE IT FURTHER RESOLVED**, that, in addition to recommending the above rezonings, the Planning Commission recommends the City Council amend the Zoning Code as shown below to implement the *West Side Flats Master Plan and Development Guidelines*:

1. Amend note (I) of Table 66.331.Traditional Neighborhood District Dimensional Standards as follows:
  - (I) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, In developments for which a master plan was adopted by the city council as of August 23, 2001, and for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of August 23, 2001, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. For the T3M Victoria Park area generally bounded by W. 7<sup>th</sup> Street, Otto Avenue, Shepard Road and Montreal Way, In developments for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of March 17, 2004, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Highway 52 and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the West Side Flats Master Plan and Development Guidelines adopted by the city council on \_\_\_\_\_, 2014; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

2. Amend Table 66.531 Industrial District Dimensional Standards as follows:

Table 66.531. Industrial District Dimensional Standards

<i>Zoning District</i>		<i>Height Maximum</i>	<i>Yard Setbacks Minimum (feet)</i>		
		<i>Feet</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
<b>IT</b>	Transitional Industrial	50 (a),(b), <u>(g)</u>	0 (c),(d),(f)	(e),(f)	(e),(f)
<b>I1</b>	Light Industrial	50 (b)	0 (c),(d),(f)	(e),(f)	(e),(f)
<b>I2</b>	General Industrial	75 (b)	0 (c),(d),(f)	(e),(f)	(e),(f)
<b>I3</b>	Heavy Industrial	75 (b)	0 (c),(d),(f)	(e),(f)	(e),(f)

3. Add note (g) of Table 66.531 Industrial District Dimensional Standards as follows:  
(g) For the ITM West Side Flats area generally bounded by Robert Street, Plato Boulevard, Highway 52 and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the West Side Flats Master Plan and Development Guidelines adopted by the city council on \_\_\_\_\_, 2014; for the parcel(s) on the northeast corner of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

**BE IT FURTHER RESOLVED**, that the Planning Commission requests that City staff work with interested members of the West Side Flats Master Plan Community Task Force and other relevant stakeholders to prepare criteria and a process for the shadow study and view analysis required for a conditional use permit in the T3M and ITM districts on the West Side Flats; and

**BE IT FINALLY RESOLVED**, that the Planning Commission thanks Commissioner Reveal, the Community Task Force and all others engaged in the West Side Flats master planning process for their hard work and commitment to the future of the West Side Flats.