

SOUTH SNELLING ZONING STUDY




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Zoning basics

What is Zoning?

- Zoning is a tool that cities use to regulate land use and scale of development
- The main goal of zoning is to ensure compatibility of adjacent development.

	R1 One-Family
	R2 One-Family
	R3 One-Family
	R4 One-Family
	RT1 Two-Family
	RT2 Townhouse
	RM2 Multiple-Family
	T1 Traditional Neighborhood
	T2 Traditional Neighborhood
	T3 Traditional Neighborhood
	T4 Traditional Neighborhood
	OS Office-Service
	B1 Local Business
	BC Community Business (converted)
	B2 Community Business
	B3 General Business
	I1 Light Industrial
	VP Vehicular Parking

Zoning study basics

What is a zoning study?

- Review of current zoning in a defined area to determine if new zoning for certain parcels is appropriate.
- Factors considered include:
 - City and area plans
 - Existing land uses
 - Parcel and building size and configuration
 - Infrastructure
 - General development trends
 - **Stakeholder input**

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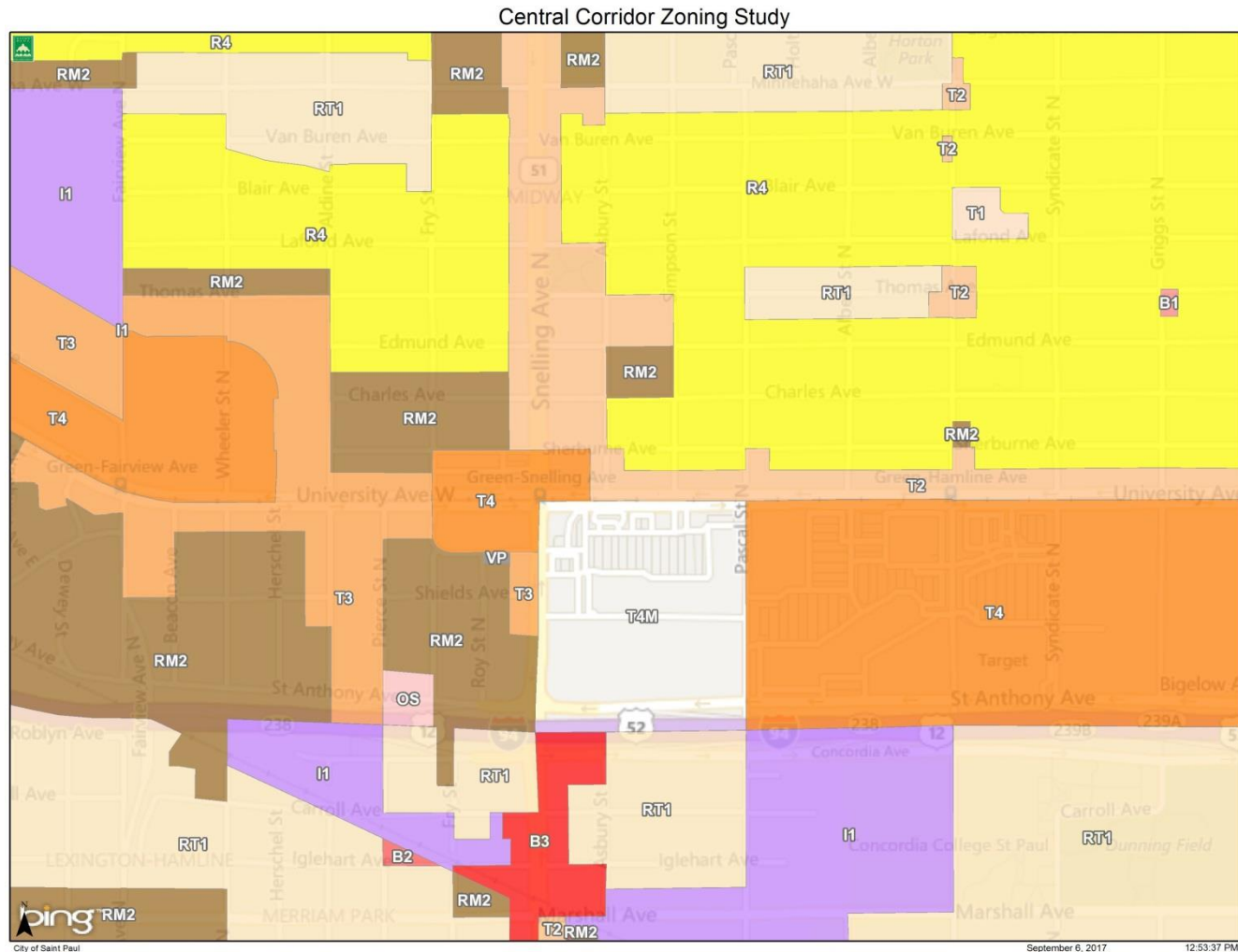
Changes and Trends



- **A-Line** (Frequent service, Train-like features, Enhanced stations)
- Market supporting investment of a variety of uses and development types
- Population growth, mode-shift

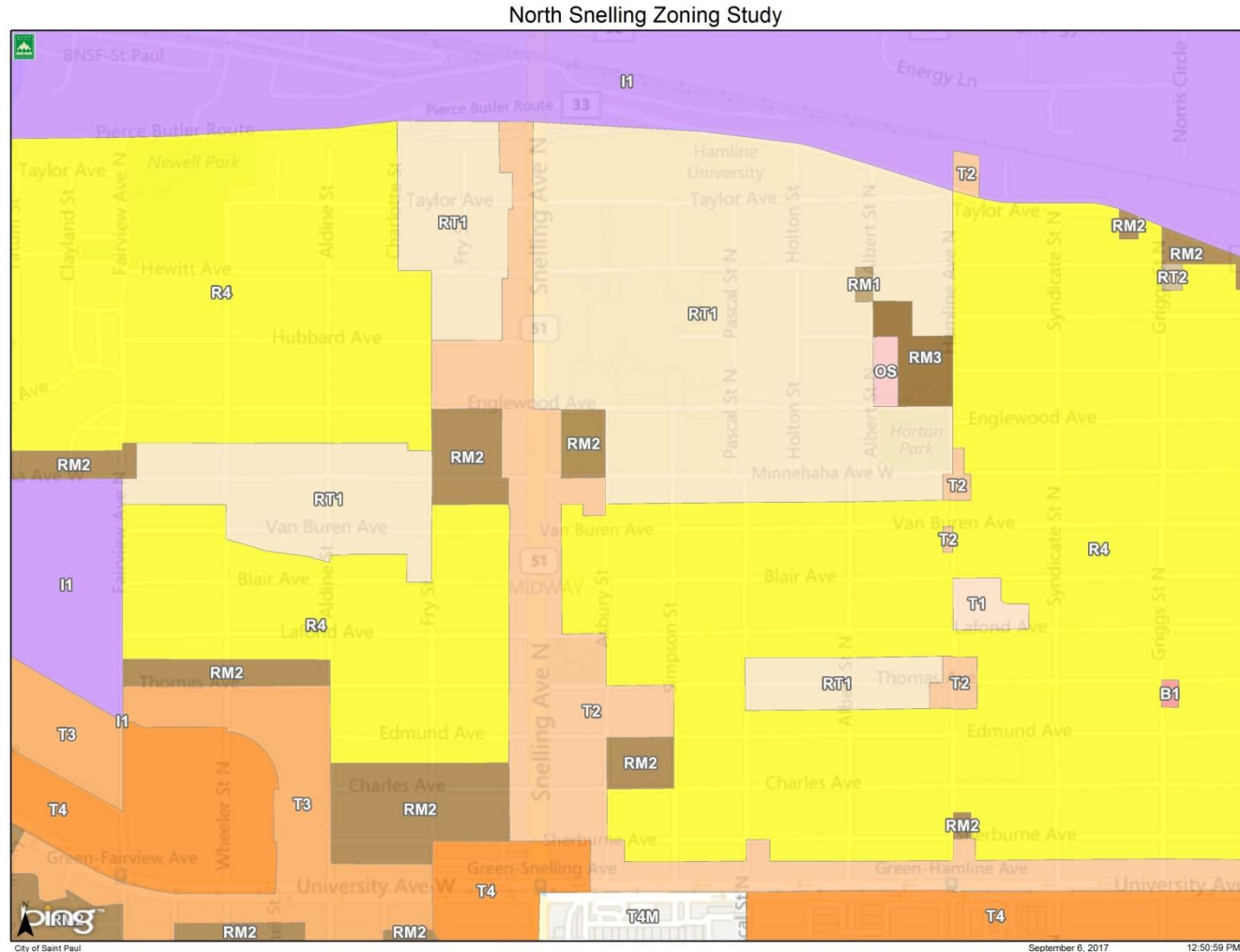
Central Corridor Zoning Study

In 2011, The Central Corridor Zoning Study rezoned parcels adjacent to the green line to a mix of T2, T3, and T4.

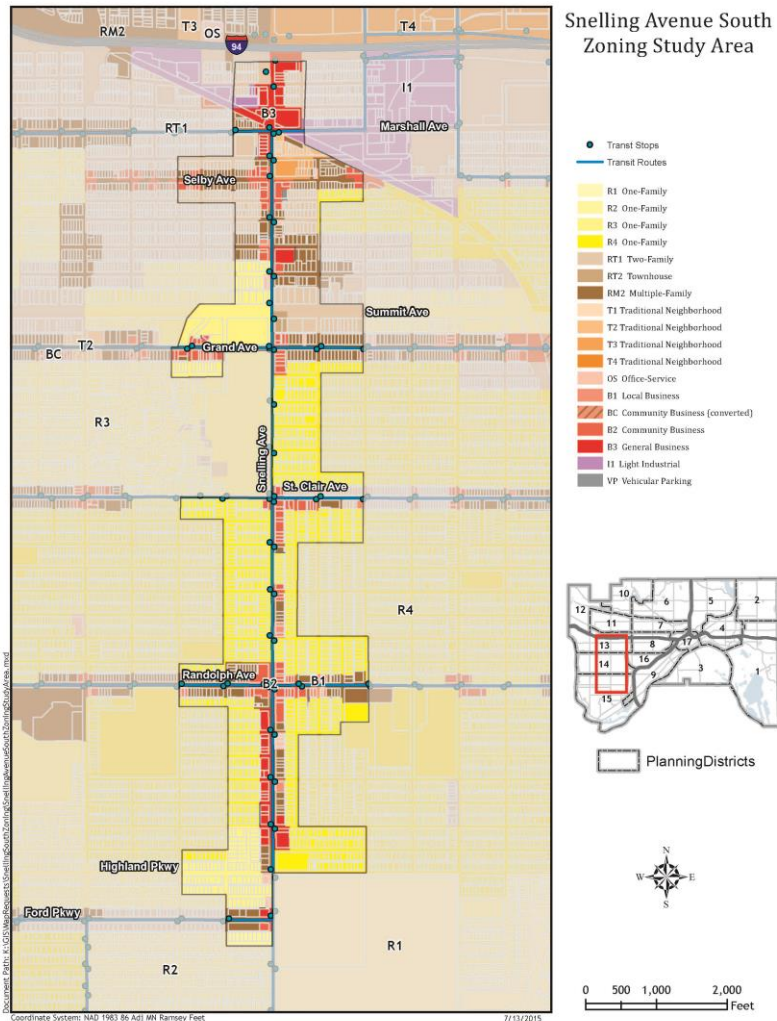


North Snelling Zoning Study

In 2015, The North Snelling Zoning Study rezoned many parcels adjacent to Snelling to T2



South Snelling Zoning Study Area



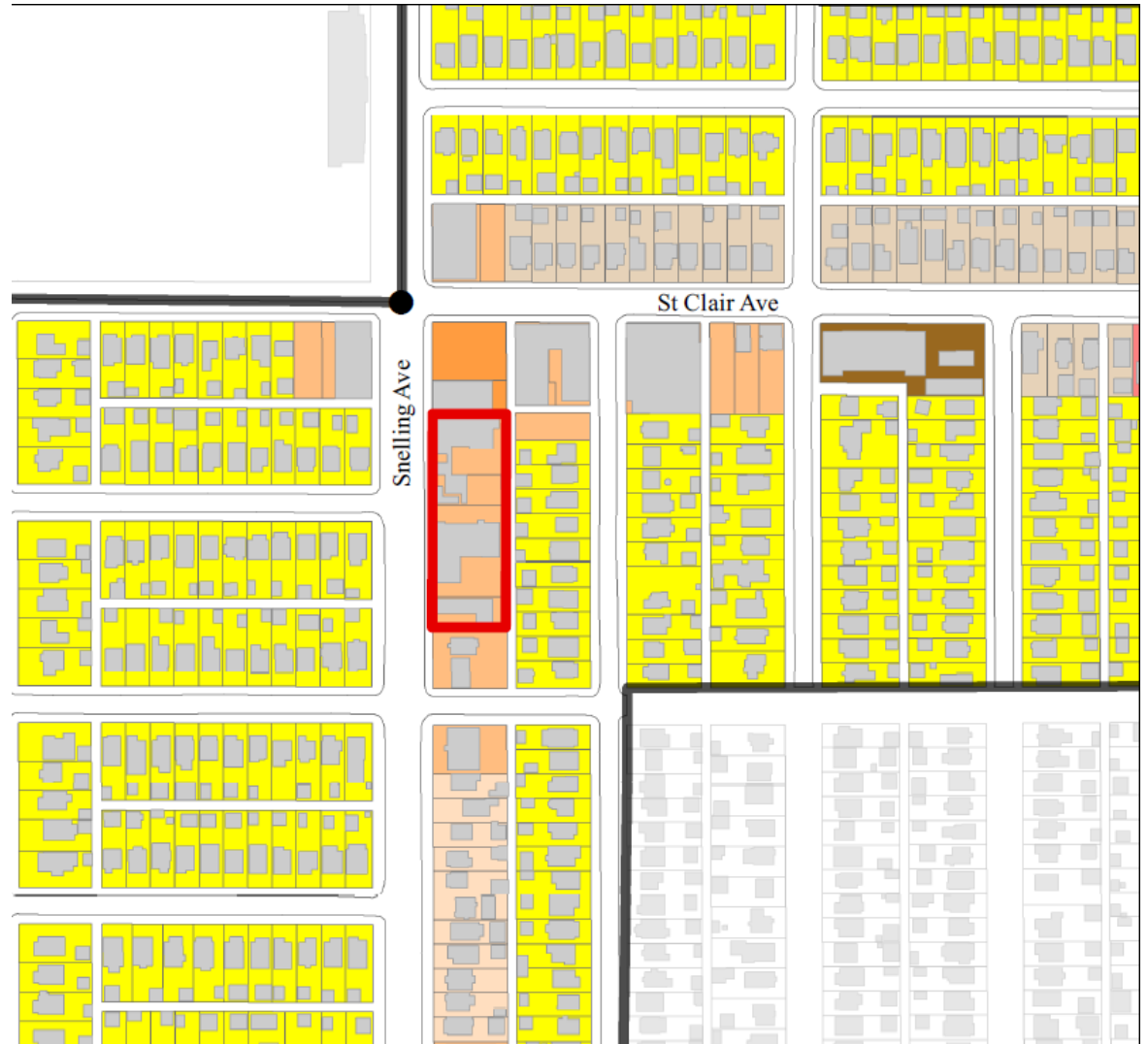
- Study area:
 - Blocks adjacent to Snelling Avenue between Concordia Avenue and Ford Parkway
 - Block w/in approx. $\frac{1}{4}$ mile of Snelling on major cross streets

Process so far

- **From May 2016 to November 2016. We held 7 public meetings in coordination with the 3 district councils in the study area to educate residents about the changes being recommended by the study.**
- **The study was then discussed at the Neighborhood Planning Committee on 3 occasions and referred to the full Planning Commission for a public hearing on May 19th.**
- **After considering the public testimony and making some changes to the initial staff recommendations, The Planning Commission then referred their recommendations to the City Council on June 30th**

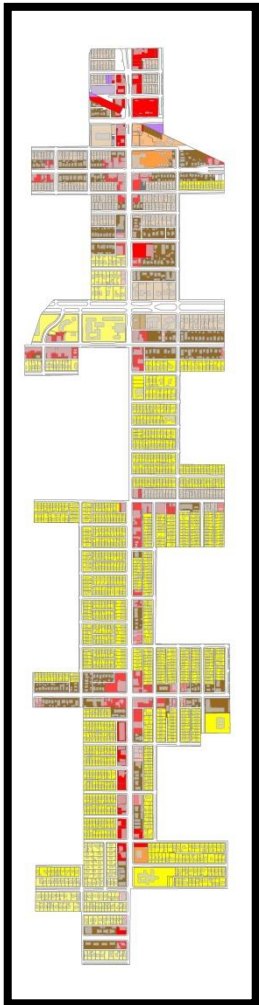
Snelling and Saint Clair

The Planning Commission changed the staff recommendation to rezone the majority of the parcels at the Snelling and Saint Clair site from T3 to T2

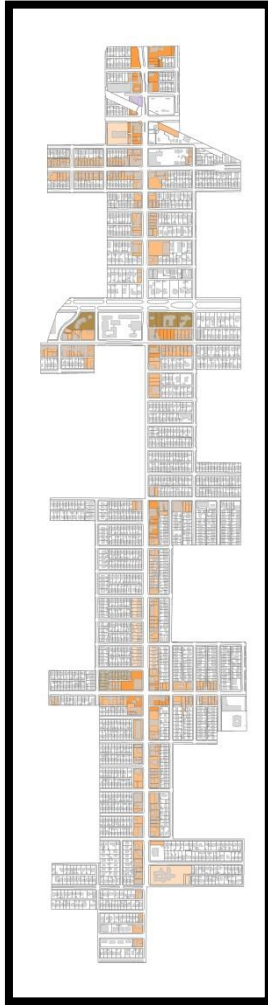


Overview of Planning Commission Recommendations

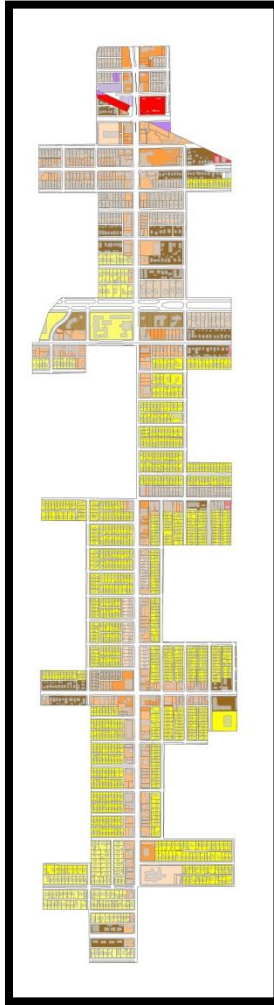
Existing zoning



Proposed Changes



After



- The current zoning generally reflects the underlying land use along the corridor.
- The Study recommends rezoning B2 Community Business Districts, B3 General Business districts, and the RM2 multifamily residential districts, to primarily T2 on most of the corridor with T3 zoning at nodes.
- R4 single family residential to T1 for properties fronting (ie. facing) Snelling.
- Maintain current zoning in residential neighborhoods adjacent to the Snelling Avenue corridor.

What the zoning changes mean

- Zoning changes do not necessarily mean that there will be immediate land use changes.
- Zoning changes will guide growth over time.



Why Traditional Neighborhood zoning?

- Traditional neighborhood zoning districts are the family of zoning districts that are intended to foster transit oriented development.
- Higher **design standards**
- Allows a **mix of uses** similar to the uses allowed in the both the business and multifamily districts currently found along the corridor. (In T1 – T3 a single family dwelling is a permitted use)
- Development pattern more conducive to **walking, biking, transit**

T1 – Mixed use, low density

T2 – Mixed use, medium density

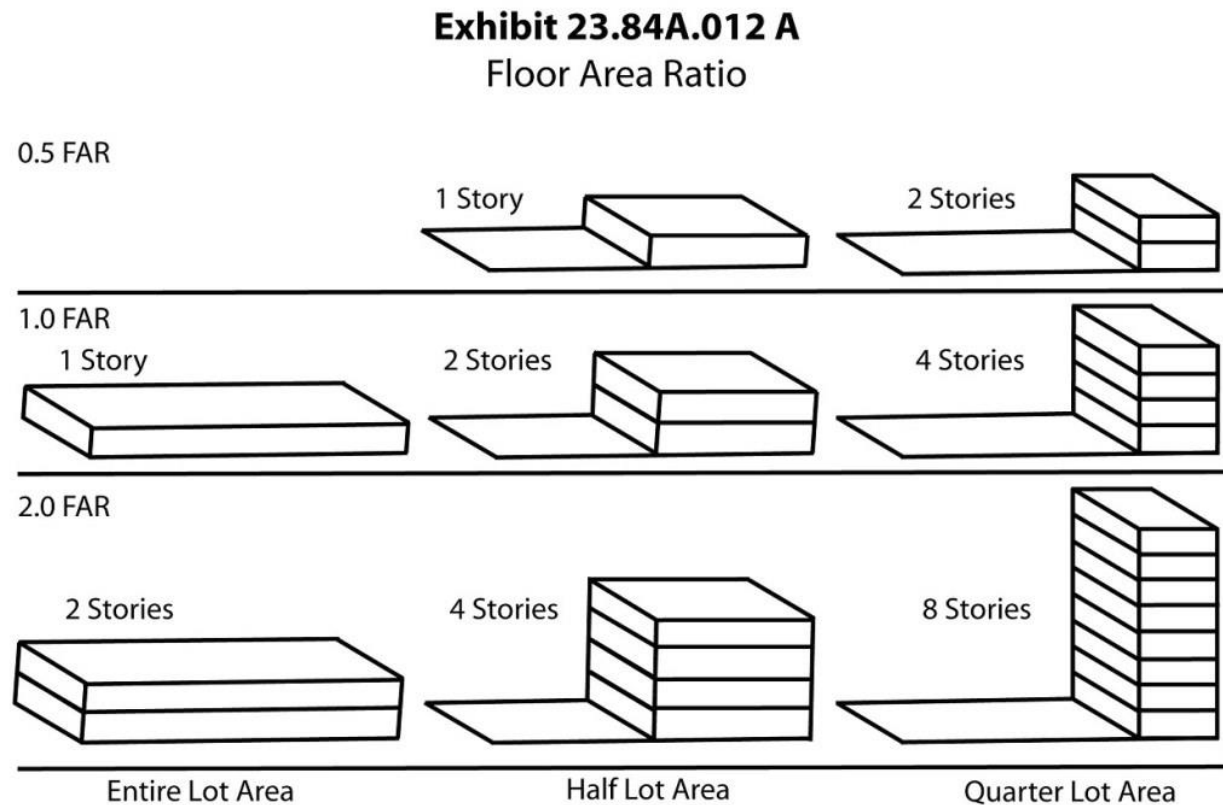
T3 – Mixed use, medium-high density

Why traditional neighborhood zoning

- The traditional neighborhood districts allow a scale of development that's similar to the scale of development permitted in the multifamily residential and business districts currently present along the Snelling Avenue corridor.

Traditional neighborhood districts compared to the business districts being recommended for rezoning.

- Density in business districts and traditional neighborhood districts is regulated by floor area ratios. (the total area of buildings divided by the area of the lot.)
- In the **B2, B3, and T2** the maximum floor area ratio is 2.0. In a T2 the maximum floor area ratio can be increased to 3.0 with structured parking.
- T3 has a maximum floor area ratio of 3.0 with or without structured parking



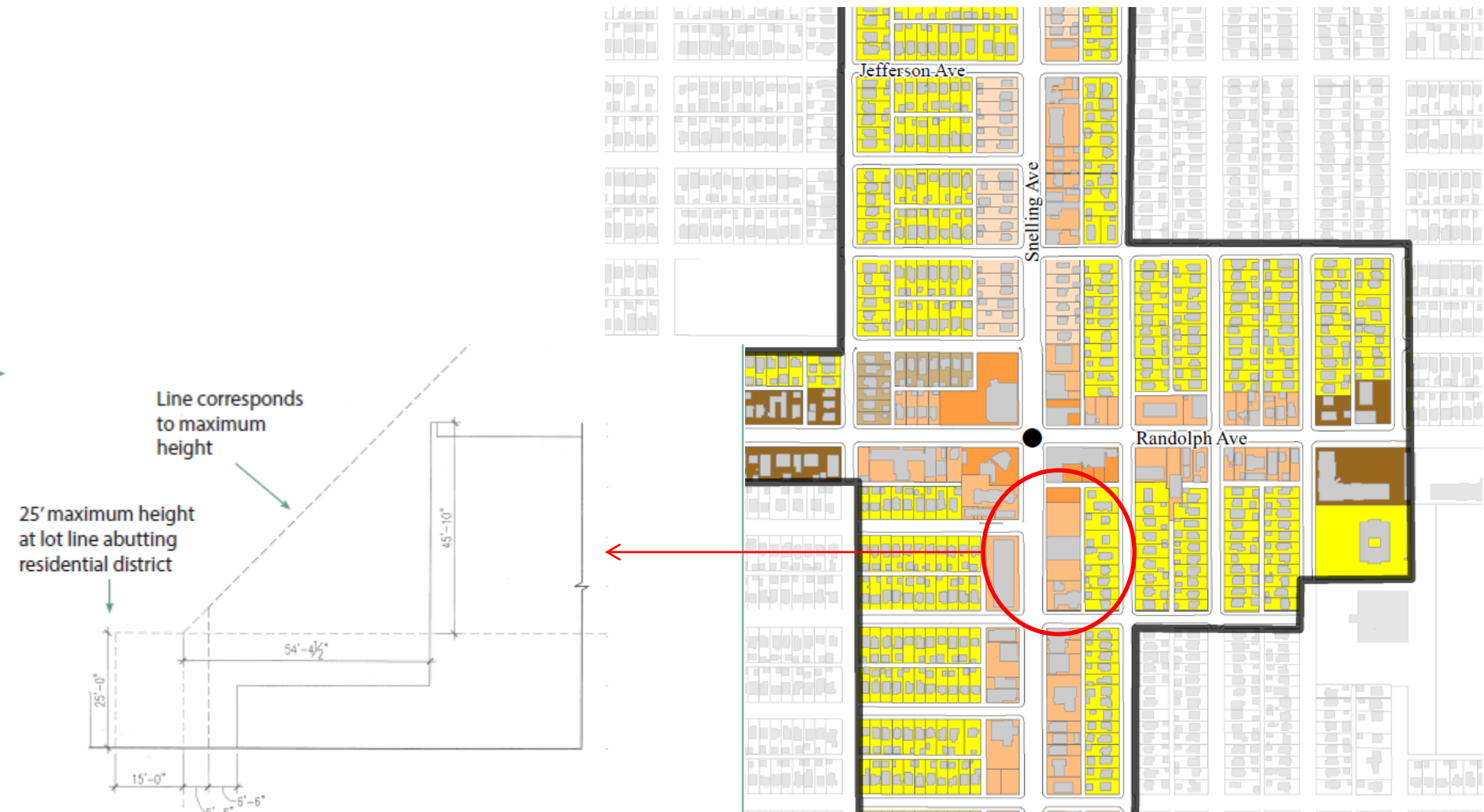
Traditional neighborhood districts compared to the business districts being recommended for rezoning.

- The maximum height in the **B2, B3, and T2 districts is 35'.**
- The maximum height in a **T3 district is 45' for multifamily residential uses and 55' for mixed use or commercial uses.**
- In both the business districts and traditional neighborhood districts these maximum heights can be increased by stepping the building back proportionally from set back lines.

Key differences in the way height is regulated

- In traditional neighborhood districts the maximum height permitted in the district can be exceeded with a conditional use permit.
 - (a conditional use permit would require a public hearing and the surrounding context would be heavily considered when the planning commission decides whether or not to grant a conditional use permit.)
 - (The maximum height will also be limited by the maximum floor area ratio)
- In traditional neighborhood districts **there is a maximum height limit of 25' at property lines that abut most of the residential districts in the study area.**
 - Results in the majority of the building mass in new traditional neighborhood buildings being pushed away from lower density residential uses.

Building mass pushed towards the street

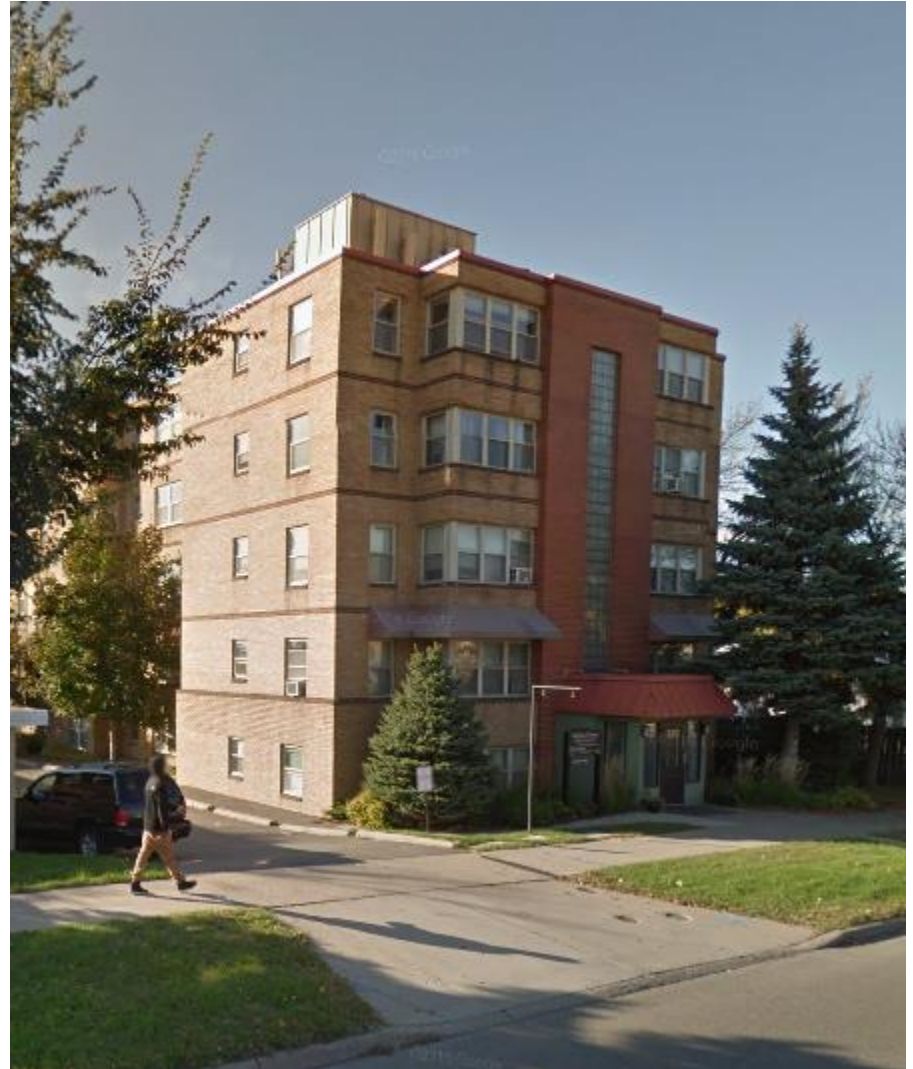


Traditional Neighborhood Districts compared to RM2 Multifamily Residential Districts

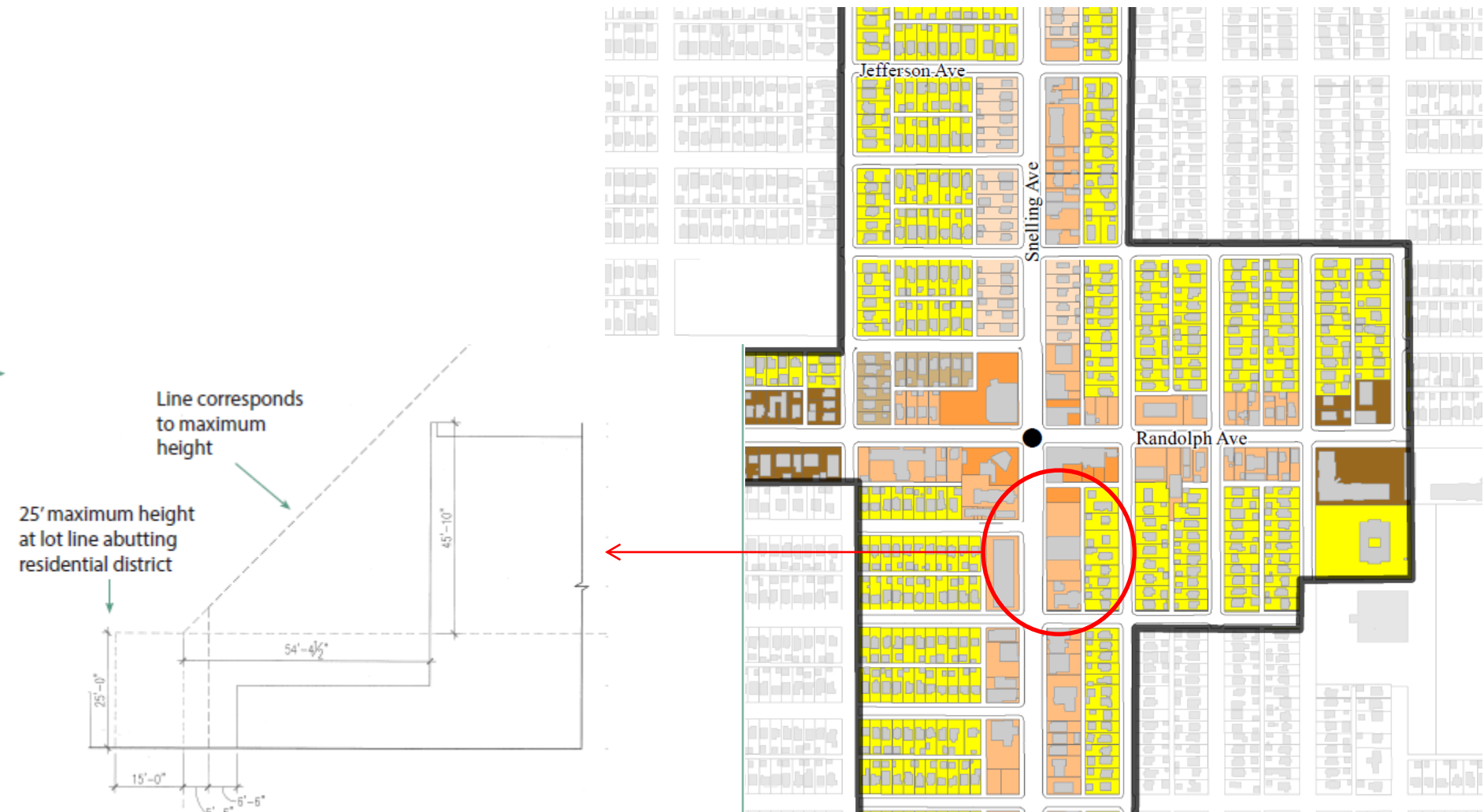
- Density in residential districts is regulated by minimum lot area per unit. (1500 sq. ft of lot area per unit in RM2) as opposed to floor area ratios in traditional neighborhood districts
- Although floor area ratios are not used to regulate density in residential districts; the maximum floor area ratio in an RM2 district is 1.75. (compared to 2.0 in T2 and 3.0 in T3.)
- RM2 districts require at least 9000 square feet of lot area to build over 3 units. Traditional neighborhood districts do not have a required minimum lot area to build multifamily structures.

Traditional Neighborhood Districts compared to RM2 Multifamily Residential Districts

- The maximum height in a **RM2 district is 50 ft.**
- Maximum height in **T2 district is 35ft**
- maximum height in a **T3 is 45' for multifamily residential and 55' for mixed use or commercial buildings.**



Building mass pushed towards the street



Questions