

city of saint paul
planning commission resolution
file number _____
date _____

RECOMMENDATIONS ON PROPOSED AMENDMENTS TO *FORD SITE ZONING AND PUBLIC REALM MASTER PLAN* AND ZONING CODE TEXT AND MAP AMENDMENTS TO THE FORD SITE

WHEREAS, on September 17, 2017 the Saint Paul City Council adopted the *Ford Site Zoning and Public Realm Master Plan* and the associated zoning code text and map amendments; and

WHEREAS, in June 2018, Ford Land announced Ryan Companies as the Master Developer for the Ford site; and

WHEREAS, Zoning Code § 66.951 provides that the *Ford Site Zoning and Public Realm Master Plan* can be amended by City Council resolution after a public hearing and Planning Commission review and recommendation; and

WHEREAS, on October 10, 2018, Ryan Companies, with the support of Ford Land, submitted an application for proposed amendments to the *Ford Site Zoning and Public Realm Master Plan*, and Zoning Code amendments would be needed for consistency with some of the proposed amendments; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on October 31, 2018, forwarded its recommendation to the Saint Paul Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed amendments to the *Ford Site Zoning and Public Realm Master Plan*; and

WHEREAS, the Saint Paul Planning Commission, on November 16, 2018, initiated a zoning study to consider Zoning Code amendments related to proposed amendments to the *Ford Site Zoning and Public Realm Master Plan*; released the MP and zoning text amendments for public review; and set a public hearing for January 25, 2019 for proposed amendments to the *Ford Site Zoning and Public Realm Master Plan* and for related zoning text and map amendments; and

WHEREAS, the Saint Paul Planning Commission, on January 25, 2019, held a public hearing on the proposed amendments to the *Ford Site Zoning and Public Realm Master Plan* and zoning text and map amendments, notice of which was published in the St. Paul Legal Ledger on January 10, 2019 and held the public record open for written comments until January 28, 2019; and

moved by _____
seconded by _____
in favor _____
against _____

WHEREAS, the Saint Paul Planning Commission referred the proposed amendments to the Zoning Code text and maps, and to the *Ford Site Zoning and Public Realm Master Plan*, and public testimony back to the Comprehensive and Neighborhood Planning Committee for review and consideration on February 20, 2019 and February 27, 2019; and

WHEREAS, the Comprehensive and Neighborhood Planning Committees forwarded their recommendation and rationale for amendments to the Saint Paul Zoning Code and to the *Ford Site Zoning and Public Realm Master Plan* in a March 1, 2019, memorandum to the Saint Paul Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive and Neighborhood Planning Committee at their March 8, 2019 meeting; and

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby recommends to the Mayor and City Council amends the *Ford Site Zoning and Master Plan* (Ford MP) and corresponding zoning code text and map amendments as follows:

1. Do not amend the F1 River Residential District to allow single-family homes as a permitted use;
2. Do not amend zoning on Block 11 to F1 River Residential from F2 Residential Mixed Low
3. Amend the F3 Residential Mixed Mid District to reduce the minimum height to 30 feet and minimum Floor Area Ratio to 1.0
4. Amend the maximum height in the F5 Business Mixed District when facing civic square, such that height maximum is (65) feet but can be seventy-five (75) feet, with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site MP, Chapter 7
5. Amend F3 Residential Mixed Mid minimum required commercial land uses to 0%
6. Amend F4 Residential Mixed High required minimum commercial land uses to 0% and the maximum residential uses to 100%
7. Amend F5 Business Mix to require a minimum of 0% in employment uses
8. Amend F6 Gateway District maximum commercial uses to 50% and allow Adult Care as a residential use
9. Amend the dimensional standards on tree calipers to match the industry standard of 2.5"
10. Amend rooftop adjustments to provide more flexibility for materials and eliminate the Solar Reflective Index requirement
11. Amend the roof setback requirement to 10 feet from one (1) foot from the outer roof edges
12. Amend the maximum parking for non-residential parking by requiring a CUP if non-residential parking needs more than the maximum of 1:400 GFA
13. Amend the structured parking requirement to meet the parking and design standards in the T3 district where arterial means primary street and collector means secondary street as defined in Ford Master Plan
14. Amend the structured parking requirement to say that above-ground structured parking should be designed with level parking floors and adequate floor-to-ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future and such design is determined cost-effective

15. Amend the bicycle parking to 1/5,000 square feet for recreational areas, and eliminate the required bicycle parking for residential congregate living
16. Do not Amend the Fee-in- Lieu of Parking to read as Public Parking
17. Amend the car share requirement to the following: Car-share parking requirement shall be revised based on the number of residential units and stalls in non-residential areas as follows:

Number of Residential Units	Number of required Car-Share spaces
0-49	None
50-200	1
201+	2, plus 1 for every 200 units over 200

Number of Non-Residential Parking Spaces	Number of required Car-Share spaces
0-24	None
25-49	1
50+	2, plus 1 for every 40 spaces over 50

A future amendment may be submitted within 10 years if no car-share operator is secured or the space is not used for other shared modes such as bicycles or scooters.

18. Do not eliminate Electric Vehicle infrastructure requirement for F1, F2, F3, and F4 Districts
19. Amend the shower requirement to 1 per 100 employees
20. Do not amend the transportation network to allow an additional vehicular connection to Mississippi River Boulevard
21. Conditionally explore the removal of Saunders Avenue and continue to explore east/west connections to the site
22. Amend Hillcrest Avenue between Cretin Avenue and Finn Street using the extension of Ranger Way to eliminate the northern superblock
23. Amend Woodlawn Avenue configuration with the addition of on-street parking to Woodlawn Avenue
24. Amend Ranger Way from bicycle/pedestrian only street to a two-lane road noting that it will still provide high-quality facilities for bicycles and pedestrians in the Transportation Network
25. Amend the Transportation Network to include a new retail road section between Cretin and Mount Curve Blvd North
26. Amend the landscaping space from 4' to 6' to provide an adequate buffer in the Transportation Network
27. Amend the Infrastructure and Roadmap to Sustainability to sections to remove groundwater reference and add flexibility regarding the west side of the site draining to the central stormwater feature
28. Amend proposed Parks and Open Space by deleting the pocket park on the mid-western edge of the site bordering Mississippi River Boulevard, retaining the two northern ballfields, and adjusting the geometry of the Civic Square to have a smaller plaza at the corner of Ford Parkway and Cretin Avenue
29. Amend the Transportation Network to state that "All street sections subject to change based on utility requirements and analysis resulting from environmental review"
30. Amend the Bohland Bike Lane section in the Transportation Network to shift the location of bike lanes on Bohland from on-street to a location protected at sidewalk level

31. Amend the section on a trail east of Mississippi River Boulevard to “Adjust as necessary to preserve as many mature trees as possible.”
32. Amend the Ford Site MP to match the corresponding zoning text (Section 66.931) lot coverage on multi-unit homes to 40% in the MP and add the open space column to Table 66.931 of the Zoning Code