



## Legislation Text

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**File #:** RES PH 19-256, **Version:** 1

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Amending the Ford Site Zoning and Public Realm Master Plan with design standards for use with the Ford zoning districts. (Public hearing held September 4)

WHEREAS, the *Ford Site Zoning and Public Realm Master Plan* was adopted by City Council Resolution PH 17-261, and associated amendments to the Zoning Code were adopted by Ordinance 17-40; 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, engagement efforts that informed the *Ford Site Zoning and Public Realm Master Plan* revealed significant interest in how the buildings and public spaces of the site would look and function; and

WHEREAS, the *Ford Site Zoning and Public Realm Master Plan* states that design standards for buildings and public spaces on the Ford site will be prepared and added to the document; and

WHEREAS, amendments to the Zoning Code are necessary for consistency with the *Ford Site Zoning and Public Realm Master Plan*; and

WHEREAS, the City Council, in Ordinance 17-40, directed that design standards for the Ford site redevelopment area would be reviewed by the Planning Commission and considered for adoption by the City Council; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on May 29, 2019, forwarded its recommendation to the Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed design standards amendments to the *Ford Site Zoning and Public Realm Master Plan*;

WHEREAS, the Saint Paul Planning Commission, on May 31, 2019, initiated a zoning study to consider Zoning Code amendments corresponding to proposed design standard amendments to the *Ford Site Zoning and Public Realm Master Plan*; released the draft design standards and zoning text amendments for public review; and set a public hearing for June 28, 2019; and

WHEREAS, the Saint Paul Planning Commission, on June 28, 2019, held a public hearing on the proposed design standard amendments to the *Ford Site Zoning and Public Realm Master Plan* and zoning text amendments, notice of which was published in the St. Paul Legal Ledger on June 13, 2019 and held the public record open for written comments until July 1, 2019; and

WHEREAS, on July 26, 2019, the Planning Commission, based on the Comprehensive and Neighborhood Planning Committee's report and all the public testimony received from the June 28, 2019 public hearing, duly submitted its recommendation to amend the *Ford Site Zoning and Public Realm Master Plan* with design standards and amend the Zoning Code with related text amendments to the Mayor and City Council; and

WHEREAS, a public hearing before the City Council, having been conducted September 4, 2019, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and

recommendations concerning the proposed amendments, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes § 462.357;

NOW, THEREFORE BE IT RESOLVED, after considering all public testimony, that the Saint Paul City Council hereby adopts the July 18, 2019 version of the Ford Design Standards Amendments and updates in Attachment 3 to the *Ford Site Zoning and Public Realm Master Plan* for use with the Ford zoning districts for the Ford site redevelopment area.