



Legislation Text

File #: Ord 15-20, **Version:** 4

Amending Legislative Code §66.331 (density/dimensional standards for TN districts); §66.531 (density/dimensional standards for industrial districts); and, §60.303 (rezoning specific property) for consistency with the West Side Flats Master Plan and Development Guidelines.

Section 1

Statement of Legislative Purpose and Intent for Adopting Amendments to the Density and Dimensional tables under Legislative Code §§ 66.331(i) and 66.531(g).

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 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) expand the planning area east to Hwy. 52; and

WHEREAS, a community task force (CTF) was appointed in January 2013 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*, proposed rezonings and proposed Zoning Code text amendments on January 30, 2015; and

WHEREAS, on February 27, 2015, the Planning Commission adopted Resolution #15-10, which recommends the City Council adopt, with several changes, 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; and

WHEREAS, Planning Commission Resolution #15-10 also 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

WHEREAS, the Saint Paul City Council held a public hearing on the draft *West Side Flats Master Plan and*

Development Guidelines, proposed rezonings and Zoning Code text amendments on May 6, 2015; and

WHEREAS, on May 6, 2015, Councilmember Thune introduced additional proposed amendments to the West Side Flats Master Plan and Development Guidelines to better address the Plan's support for the retention and expansion of existing businesses; and

WHEREAS, these proposed amendments were released to the general community and the West Side Flats Master Plan Community Task Force; and

WHEREAS, the City Council continued the public hearing to June 3, 2015 to allow interested persons to address the City Council on the amendments introduced on May 6, 2015; and

WHEREAS, the City Council continued the public hearing on June 3, 2015 and considered all public testimony

WHEREAS, the City Council on June 3, 2015 amended the Planning Commission recommendation to rezone parcels from T3 Traditional Neighborhood to T3M Traditional Neighborhood with Master Plan and from I1 Light Industrial to ITM Transitional Industrial with Master Plan, and

WHEREAS, the City Council adopted the *West Side Flats Master Plan and Development Guidelines* as amended by the City Council in Resolution #15-123 as an addendum to the Saint Paul Comprehensive Plan and as the master plan for the T3M and ITM districts within the study area on June 10, 2015; and

WHEREAS, the City Council hereby finds that the zoning code text amendments are consistent with the *West Side Flats Master Plan and Development Guidelines* and the Council hereby adopts as its own the reasoning and rationale of the Planning Commission for the necessity of making the following amendments to the Saint Paul Zoning Code;

NOW, THEREFORE THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN

Section 2

That paragraph (i) of the Notes to Table 66.331 under Leg. Code § 66.331, for the purposes of implementing the West Side Flats Master Plan and Development Guidelines, is hereby amended to read:

(l) 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. 7th 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 Robert Street, 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 June 10, 2014 2015; 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.

Section 3

That the Table under Leg. Code § 66.531, for the purposes of implementing the West Side Flats Master Plan and Development Guidelines, is hereby amended to read:

Zoning District	Height Maximum	Yard Setbacks Minimum (feet)		
		Front	Side	Rear
	Feet			
IT	Transition	50 (a),(b), (g)	0 (c),(d),(f)	(e),(f)
I1	Light Ind	50 (b)	0 (c),(d),(f)	(e),(f)
I2	General	75 (b)	0 (c),(d),(f)	(e),(f)
I3	Heavy In	75 (b)	0 (c),(d),(f)	(e),(f)

Section 4

That the Notes to Table 66.531 under Leg. Code § 66.531, for the purposes of implementing the West Side Flats Master Plan and Development Guidelines, is hereby amended by adding the following paragraph(g):

(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 June 10, 2014 2015; 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.

Section 5

That the Zoning Map of Saint Paul, incorporated by reference into the Saint Paul Zoning Code pursuant to Leg. Code § 60.303, is hereby amended by rezoning the following parcels for the purpose of implementing the West Side Flats Master Plan and Development Guidelines:

T3 to T3M

PIN Address

- 52822230027 10 River Park Plaza
- 52822230028 0 River Park Plaza
- 52822230029 10 River Park Plaza
- 52822230030 10 River Park Plaza
- 52822230031 10 River Park Plaza
- 52822230032 10 River Park Plaza
- 52822230033 0 River Park Plaza
- 52822230034 0 River Park Plaza

I1 to ~~T3M~~ ITM

PIN Address

- 52822320002 0 Robert Street S.
- 52822320003 150 Robert Street S.
- 52822320004 176 Robert Street S.
- 52822230017 134 Fillmore Avenue E.

I1 to ITM

PIN Address

52822240009 291 Fillmore Avenue E.
52822240010 285 Fillmore Avenue E.
52822240011 0 Fillmore Avenue E.
52822240012 277 Fillmore Avenue E.
52822240013 265 Fillmore Avenue E.
52822240014 274 Fillmore Avenue E.
52822240015 141 Lafayette Frontage Road W.
52822240016 0 Lafayette Road W.
52822240017 140 State Street
52822240018 105 State Street
52822240019 135 State Street
52822310003 143 State Street
52822310004 223 Plato Boulevard E.
52822310005 199 Plato Boulevard E.
52822310001 175 Lafayette Road S.
52822310025 180 State Street
52822310026 255 Plato Boulevard E.
52822310027 150 Eva Street
52822310028 0 Unassigned
52822230015 220 Fillmore Avenue E.
52822230016 124 Eva Street
52822320001 139 Eva Street

Section 6

This ordinance shall take effect thirty (30) days after its passage, approval and publication.