Legislation Details (With Text)

File #:	Ord 20-17 **Version:** 2		
Type:	Ordinance	**Status:**	Passed
		In control:	City Council
		Final action:	5/13/2020

Title: Amending sections of the Legislative Code pertaining to the Ford Districts (Leg. Code §§ 66.900 Ford Districts and 64.500 sign regulations by zoning district), and amending the City's Zoning Map (Leg. Code § 60.303) to adjust Ford zoning district boundaries to follow realigned streets.

Sponsors: Chris Tolbert

Indexes:

Code sections: Sec 66.900. - Ford Districts

Attachments: 1. 1-PC Signed Resolution, 2. 2-PC Action Minutes 4-3-20, 3. 3-ZC packet-staff report, application, supporting materials, 4. 4- PC Summary Attachment, 5. 5-Post Planning Commission-MP Amendments_4-3-2020, 6. 6-Zoning Committee Minutes 3-12-20, 7. 7-Public Comment, 8. Tolbert Amendment - Ford Zoning Ordinance Amendments 4-22-20, 9. Ryan Companies public comments - Ford Master Plan Amendments

Date	Ver.	Action By	Action	Result
5/18/2020	2	Mayor's Office	Signed	
5/13/2020	2	City Council		
5/6/2020	2	City Council		
4/22/2020	1	City Council	Amended and Laid Over for Third Reading	Pass
4/15/2020	1	City Council		

Amending sections of the Legislative Code pertaining to the Ford Districts (Leg. Code §§ 66.900 Ford Districts and 64.500 sign regulations by zoning district), and amending the City's Zoning Map (Leg. Code § 60.303) to adjust Ford zoning district boundaries to follow realigned streets.

WHEREAS, Project Paul, LLC (Ryan) and MN Ford Site Apartment Land, LLC (Wiender), Zoning File No.s 20-010013 and 20-009995, applied to amend the Zoning Code pertaining to the Ford districts and the *Ford Site Public Realm Master* Plan (Ford MP), including slight adjustments to zoning district boundaries to follow the center lines of platted streets, pursuant to Minnesota Statutes § 462.357 and Leg. Code §§ 61.801(b) and 66.951, for property located and commonly known as 2192 Ford Parkway, et. al., Parcel Identification Number (PIN) 17-28-23-13-002 et. al.; and

WHEREAS, on March 12, 2020, in accordance with the requirements of Leg. Code § 61.303, the Zoning Committee of the Planning Commission held a public hearing on the said application where all present were given an opportunity to be heard; and

WHEREAS, on April 3, 2020, the Planning Commission, based upon on the evidence and records presented to its Zoning Committee, as substantially reflected in the minutes, recommended to the City Council certain changes to the Ford District zoning ordinances; and

WHEREAS, the City Council, based upon the recommendation of the Planning Commission, as substantially set forth in the Planning Commission's Resolution No. 20-14, and the report of Commission staff under Zoning File No.s 20-009-995 and 20-010-013 dated March 5, 2020, which shall be incorporated herein by reference

as the Council's statement of its legislative rationale for its actions;

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

Section 1.

That Saint Paul Legislative Code, Chapter 64, Article V, § 64.500 Specific regulations by zoning districts is hereby amended as follows:

Chapter 64. Zoning Code - Signs

ARTICLE V. 64.500. SPECIFIC REGULATIONS BY ZONING DISTRICTS

Sec. 64.502. RL-RM3 residential and entirely residential uses in T1-T4 traditional neighborhood and F1-F6 Ford districts.

Section 2.

That Saint Paul Legislative Code, Chapter 66, Article IX, § 66.900 Ford Districts is hereby amended to read as follows:

Chapter 66. Zoning Code - Zoning District Uses, Density and Dimensional Standards

ARTICLE IX. 66.900. FORD DISTRICTS

Division 1. 66.910. Ford District Intent

Sec. 66.912. Intent, F1 river residential district.

The F1 river residential district provides for high quality one-family, two-family, townhouse, and multi-family dwellings with up to six (6) dwelling units each and rear carriage house dwellings with an additional one (1) to two (2) dwelling units in a combined garage structure. The district is characterized by deep setbacks from Mississippi River Boulevard, consistent with the historic form along the parkway.

Sec. 66.916. Intent, F5 business mixed district.

The F5 business mixed district provides for a variety of multi-family residential, retail, dining, office and service establishments, with buildings oriented to public right-of-way, and ground floor activity that transitions between outdoor public spaces and indoor uses. ~~Multi-family residential use may be incorporated on upper floors.~~

Division 2. 66.920. Ford District Uses

Sec. 66.921. Ford district use table.

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

Table 66.921. Ford District Uses

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Use	**F1**	**F2**	**F3**	**F4**	**F5**	**F6**	Definition (d) Standards (s)
Residential Uses							
Dwellings							
One-family dwelling	P						(d)
Two-family dwelling	P						(d)
Multiple-family dwelling	P	P	P	P	P	P	(d)
Carriage house dwelling	P	P					(d)
Mixed Commercial-Residential Uses							
Home occupation	P	P	P	P	P	P	(d), (s)
Live-work unit		P	P	P	P	P	(d), (s)
Mixed residential and commercial use		P	P	P	P	P	
Congregate Living							
Adult care home		P	P	P	P	P	(d)
Community residential facility, licensed correctional		C	C	C			(d), (s)
Dormitory				P	P		(d), (s)
Emergency housing facility		C	C	C			(d), (s)
Foster home	P	P	P	P			(d)
Shareable housing		P	P	P	P		(d)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C		(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C		(d), (s)
Supportive housing facility	P/C	P	P	P	P	P	(d), (s)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d), (s)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
Public library, museum	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	
Recreation, noncommercial		P	P	P	P	P	(d)
Religious institution, place of worship	P	P	P	P	P	P	(d)
Public Services and Utilities							
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation			P	P	P	P	(s)
Municipal building or use	P	P	P	P	P	P	(s)
Public utility heating or cooling plant		P	P	P	P	P	
Utility or public service building	P	P	P	P	P	P	(d), (s)
Commercial Uses							
Office, Retail and Service Uses							
General office, studio		P	P	P	P	P	(d)

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General retail		P	P	P	P	P	(d)
Service business, general		P	P	P	P	P	(d)
Service business with showroom or workshop		P	P	P	P	P	(d)
Animal day care					P	P	(d), (s)
Business sales and services					P	P	(d)
Dry cleaning, commercial laundry			P	P	P		
Farmers market		P/C	P/C	P/C	P/C	P/C	(d), (s)
Garden center, outdoor			P	P	P	P	(d)
Greenhouse				P	P	P	(d), (s)
Hospital				P	P	P	(d)
Mortuary, funeral home				P	P	P	
Outdoor commercial use			P/C	P/C	P/C	P/C	(d), (s)
Package delivery service					P	P	(d)
Small engine repair, automotive bench work					P	P	
Veterinary clinic		P	P	P	P	P	(d), (s)
Food and Beverages							
Bar				P/C	P/C	P/C	(d), (s)
Brew on premises store			P	P	P	P	(d), (s)
Coffee shop, tea house		P	P	P	P	P	(d)
Restaurant		P	P	P	P	P	(d), (s)
Restaurant, fast-food					P/C	P/C	(d), (s)
Commercial Recreation, Entertainment and Lodging							
Bed and breakfast residence	P						(d), (s)
Health/sports club			P	P	P	P	(d)
Hotel, inn			P	P	P	P	
Indoor recreation			C	C	C	C	(d), (s)
Reception hall/rental hall			C	C	P	P	
Short-term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Theater, assembly hall, concert hall			C	C	C	C	
Automobile Services							
Auto convenience market					C		(d), (s)
Auto service station, auto specialty store					C		(d), (s)
Auto repair station					C		(d), (s)
Auto sales, indoor					C		
Car wash, detailing					C		(s)
Parking Facilities							
Parking facility, commercial		C	C	C	C	C	(d)
Transportation							
Bus or rail passenger station				C	C	C	

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Railroad right-of-way	C	C	C	C	P	P	(s)
Limited Production, Processing and Storage							
Agriculture	P	P	P	P	P	P	(d), (s)
Brewery, craft		P	P	P	P	P	(d)
Distillery, craft			P	P	P	P	(d)
Finishing shop					P	P	(d), (s)
Limited production and processing			P	P	P	P	(d), (s)
Mail order house			P	P	P	P	
Printing and publishing			P	P	P	P	
Recycling drop-off station					C	C	(d), (s)
Research, development and testing laboratory					P	P	
Wholesale establishment					P		(d)
Winery, craft		P	P	P	P	P	(d)
Accessory Uses							
Accessory use	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory	P						(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.921, Ford district uses:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

Division 3. 66.930. Ford District Dimensional Standards

Sec. 66.931. Ford district dimensional standards table.

Table 66.931, Ford district dimensional standards, sets forth density and dimensional standards that are specific to Ford districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.931. Ford District Dimensional Standards

Building Type by Zoning District (a)	*Floor Area Ratio*	*Lot Width*	*Building Width*	*Building Height (feet)*		*Lot Coverage*	*Building Setback (*	
	(Min.- Max.)	*Min. (feet)*	*Max. (feet)*	*Min.*	*Max.*	*Max. by Buildings (f)*	*ROW (Min.- M*	*Interior Min.*
F1 river residential								
One-family dwelling	0.25 - 1.5	60	60	20	48	40%	10 - 40	10
Multi-unit home	0.25 - 1.5	80	60	20	48	40%	10 - 40	10
Townhouse, rowhouse	0.25 - 1.5 (b)	20 (b)	150	20	48	50% (b)	10 - 20	6 (i)
Carriage house	0.25 - 1.5	n/a	60	n/a	30	40%	10 - 20	6 ~~(h)~~ (i)
F2 residential mixed low								
Townhouse, rowhouse	1.0 - 2.0	~~30~~20(b)	~~150~~ 350	30	55	50% (b)	10 - 20	6 ~~(h)~~(i)

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Multifamily ~~low~~	1.0 - 2.0	~~60~~n/a	~~200~~ n/a	30	55	70%	10 - 20	6 ~~(h)~~(i)
Carriage house	1.0 - 2.0	n/a	60	n/a	30	per main building	10 - 20	6 ~~(h)~~(i)
Live/work	1.0 - 2.0	30	150	30	55	70%	5 - 20	6 ~~(h)~~(i)
Nonresidential or mixed	1.0 - 2.0	n/a	500	30	55	70%	5 - 15	6 ~~(h)~~(i)
F3 residential mixed mid								
Townhouse, rowhouse	1.0 - 4.0	~~30~~20 (b)	~~150~~ 350	30	65 ~~(b~~	50% (b)	10 - 20	6 ~~(h)~~(i)
Multifamily	2.0 - 4.0	~~60~~ n/a	n/a	40	65 ~~(b~~	70%	10 - 20	6 ~~(h)~~(i)
Live/work	2.0 - 4.0	30	150	40	65 ~~(b~~	70%	5 - 20	6 ~~(h)~~(i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 ~~(b~~	70%	5 - 15	6 ~~(h)~~(i)
F4 residential mixed high								
Townhouse, rowhouse	3.0 - 6.0	~~30~~20 (b)	~~150~~ 350	48	75 ~~(c~~	50% (b)	10 - 20	6 ~~(h)~~(i)
Multifamily ~~medium~~	3.0 - 6.0	n/a	n/a	48	75 ~~(c~~	70%	10 - 20	6 ~~(h)~~(i)
Live/work	3.0 - 6.0	30	150	48	75 ~~(c~~	70%	5 - 20	6 ~~(h)~~(i)
Nonresidential or mixed	3.0 - 6.0	n/a	500	48	75 ~~(c~~	70%	5 - 15	6 ~~(h)~~(i)
F5 business mixed								
Multifamily	2.0 - 4.0	n/a	n/a	40	65 (e	70%	5 - 15	6 ~~(h)~~(i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 ~~(d~~	70%	5 - 15	6 ~~(h)~~(i)
F6 gateway								
Nonresidential or mixed	1.0 - 3.0	n/a	500	30	65	70%	5 - 15	6 ~~(h)~~(i)

Min. - Minimum Max. - Maximum ROW - Public Right-of-Way n/a - not applicable

Notes to table 66.931, Ford district dimensional standards:

(a) Building types are described and defined in Chapter 6 of the Ford Site Zoning and Public Realm Master Plan.

(b) The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking and access constitutes "common" properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.

(c)~~(b)~~ A maximum building height of seventy-five (75) feet may be permitted with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of twenty-five (25) feet.

(d)~~(c)~~ All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines. The maximum building height may exceed seventy-five (75) feet, to a maximum of one hundred ten (110) feet, subject to the following conditions:

(1) A minimum of one (1) acre of buildable land in the F1, F2, F3, and/or F4 districts shall have been dedicated or conveyed to the city for public use for parks, playgrounds, recreation facilities, trails, or open space, in excess of the amount of land required to be dedicated for parkland at the time of platting. Such dedication of the additional parkland must be consistent with the criteria for parkland dedication in section

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69.511~~,~~ and is subject to city council approval.

(2) Maximum developable gross floor area of dedicated land from (c)(1), based on its underlying zoning, may be transferred and added to development allowed in an F4-zoned area, in compliance with other applicable requirements for the district or building, such as FAR, setbacks and open space coverage.

(e)~~(d)~~ Building height may exceed sixty-five (65) feet, to a maximum of 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 Zoning and Public Realm Master Plan, Chapter 8.

(f) Portions of a parking structure that are less than one story above grade, as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations.

(g)~~(e)~~ Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building. An interior setback is measured from an interior lot line, which is a lot line separating a lot from another lot or lots. A public right-of-way (ROW) setback is measured from a lot line that is not an interior lot line: a lot line separating a lot from a street, alley, or public way.

(h)~~(f)~~

Maximum building setback shall apply to at least sixty (60) percent of the building facade along the right-of-way. ~~(g)~~ Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard. The minimum setback for a townhouse from a lot line along Beechwood, Saunders and Yorkshire Avenues, shall be four (4) feet.

(i)~~(h)~~ No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.

Section 3.

That the zoning map of the City of Saint Paul, incorporated by reference in ~~Section~~ Leg. Code § 60.303 ~~of the Saint Paul Legislative Code~~, is hereby amended as shown on the attached zoning map to slightly adjust zoning district boundaries to follow the center lines of recently platted streets ~~street realignment in the proposed master plan amendments~~.

Section 4.

These amendments shall take effect and be in force thirty (30) days from and after its passage, approval and publication.

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