



## Legislation Details (With Text)

**File #:** RES PH 20-105 **Version:** 2

**Type:** Resolution-Public Hearing **Status:** Passed  
**In control:** City Council  
**Final action:** 5/13/2020

**Title:** Amending the Ford Site Zoning and Public Realm Master Plan for use with the Ford zoning districts for the Ford site redevelopment area.

**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. Ryan Companies public comments - Ford Master Plan Amendments, 9. Tolbert Amendment

| Date      | Ver. | Action By      | Action | Result |
|-----------|------|----------------|--------|--------|
| 5/18/2020 | 2    | Mayor's Office | Signed |        |
| 5/13/2020 | 1    | City Council   |        |        |
| 5/6/2020  | 1    | City Council   |        |        |

Amending the Ford Site Zoning and Public Realm Master Plan for use with the Ford zoning districts for the Ford site redevelopment area.

WHEREAS, Project Paul, LLC (Ryan) and MN Ford Site Apartment Land, LLC (Wiender), Zoning File #20-010013, applied to amend the *Ford Site Zoning and Public Realm Master Plan*, under the provision in Zoning Code § 66.951 for master plan amendments adopted by City Council resolution after a public hearing and Planning Commission review and recommendation, for property located at 2192 Ford Parkway, et al, Parcel Identification Number (PIN) 17-28-23-13-002 et al; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 12, 2020, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, on April 3, 2020, made recommendations on the proposed amendments to the City Council; and

WHEREAS, the City Council, based upon the recommendation of the Planning Commission, as substantially set forth in the Planning Commission resolution #20-14 and the report of commission staff dated March 5, 2020, both of which shall be incorporated herein by reference;

NOW, THEREFORE BE IT RESOLVED, after considering all public testimony, that the Saint Paul City Council hereby adopts the following amendments (unless otherwise stated) to the *Ford Site Zoning and Public Realm Master Plan* for use with the Ford zoning districts for the Ford site redevelopment area.

1. Amend Table 6.1 of the *Ford Zoning and Public Realm Master Plan* to allow townhomes as a building type

in the F1 River Residential District.

2. Amend Table 6.1 of *Ford Zoning and Public Realm Master Plan* to change the minimum lot width for the townhome building type in the F Districts from 30 feet to 20 feet.
3. Amend Table 6.1 of *Ford Zoning and Public Realm Master Plan* to expand the maximum building width for the townhome building type in the F2-F4 districts from 150 feet to 350 feet.
4. Amend Table 6.2 of the *Ford Zoning and Public Realm Master Plan* to add a new note as follows: *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.*
5. Amend relevant pages and tables of the *Ford Zoning and Public Realm Master Plan* to eliminate multi-family low and multi-family medium building types and replace them with multi-family building type. Amend Table 6.2 of the *Ford Zoning and Public Realm Master Plan* to combine footnotes (a) and (b) and add to footnote (a) to read as follows: Maximum building setback shall apply to at least sixty (60) percent of the building façade along the right-of-way. 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.
6. Amend Table 4.6 of the *Ford Zoning and Public Realm Master Plan* to allow *supportive housing* in the F6 Gateway District. Amend relevant pages and tables of the *Ford Zoning and Public Realm Master Plan* to eliminate multi-family low and multi-family medium building types and replace them with multi-family building type.
7. Do not amend Table 4.2 of the *Ford Zoning and Public Realm Master Plan* to reduce the minimum commercial use required in the F6 Gateway District from 10% to 0%. Amend Table 4.6 of the *Ford Zoning and Public Realm Master Plan* to allow *supportive housing* in the F6 Gateway District.
8. Do not amend Table 4.6 of the *Ford Zoning and Public Realm Master Plan* to allow *religious institution, place of worship* in the F1 River Residential District. Do not amend Table 4.2 of the *Ford Zoning and Public Realm Master Plan* to reduce the minimum commercial use required in the F6 Gateway District from 10% to 0%.
9. Amend Table 6.2 of the *Ford Zoning and Public Realm Master Plan* to add a new note as follows: *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. Do not a* Amend Table 4.6 of the *Ford Zoning and Public Realm Master Plan* to allow *religious institution, place of worship* in the F1 River Residential District.
10. Amend the Green Roof section of the Ford MP to allow Functional Green Roof Area below the third floor to count towards minimum open space if it is visible from public right-of-way. Amend Table 6.2 of the *Ford Zoning and Public Realm Master Plan* to add a new note as follows: 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.
11. Do not amend the Woodlawn Avenue South section of the *Ford Zoning and Public Realm Master Plan*. Amend the Green Roof section of the Ford MP to allow Functional Green Roof Area below the third floor to count towards minimum open space if it is visible from public right-of-way.
12. Amend the Woodlawn Avenue South section of the *Ford Zoning and Public Realm Master Plan* to include

a pedestrian easement.