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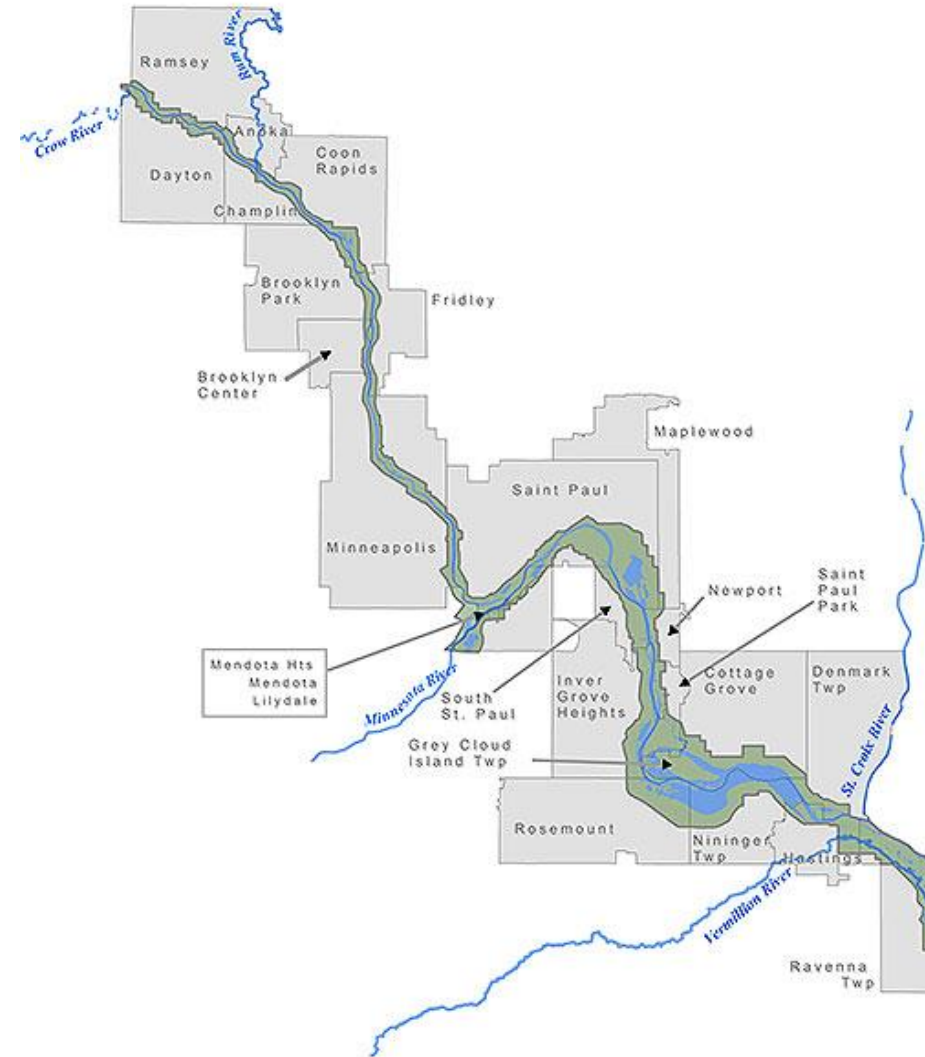
Mississippi River Corridor Critical Area Zoning Study

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What is MRCCA?

- The Mississippi River Corridor Critical Area (MRCCA) program is a joint state, regional and local program that provides **coordinated land use planning and zoning regulations** for the 72-mile stretch of the Mississippi River through the seven-county metropolitan area.
- The MRCCA was designated a state critical area in 1976 to protect its natural, cultural and scenic resources. These resources are protected through development standards **administered through local government land use plans and zoning ordinances**.





Why are we here?

- State MRCCA Rules adopted in **2017**.
- In 2019 the DNR developed a model MRCCA ordinance.
 - Specific zoning code provisions, definitions, and regulations that local units are **required to adopt** to comply with the MRCCA Rules.
 - The model ordinance includes **optional language** that are intended to provide better resource protection either through higher standards than the minimum in the MRCCA Rules or by clarifying rule provisions that may otherwise be difficult to administer.

Old MRCCA Rules vs New MRCCA Rules

**Stronger and more robust
standards**

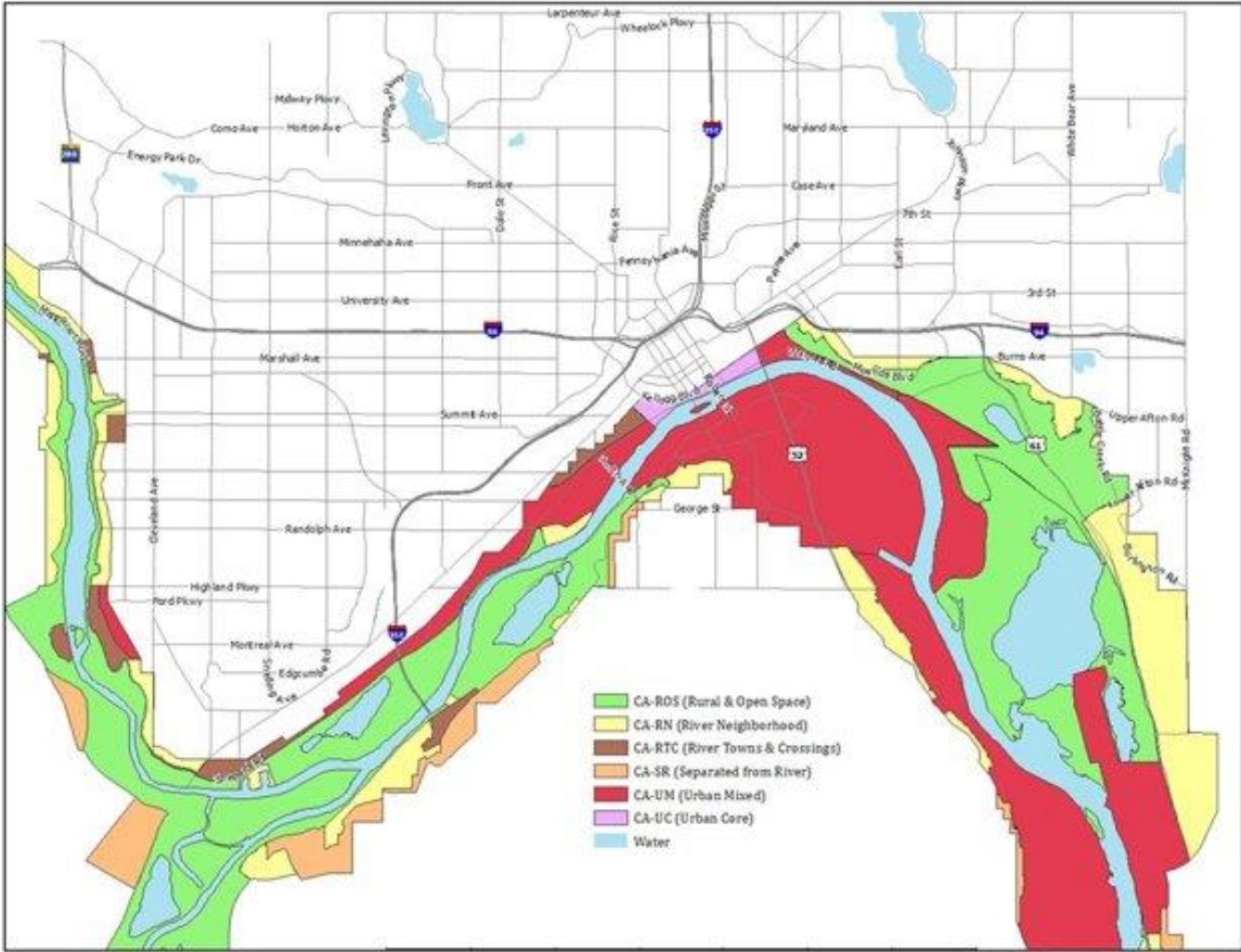
- More height limits and protections of views
- More detail for the variations in geological form, natural resources, and development history in the river corridor
- Closer regulation of taller buildings through a conditional use permit process, with specific requirements for mitigation of potential impacts on the river corridor/MRCCA.





How does MRCCA work?

MRCCA District:	Minimum River Setback:	Minimum Bluff Setback:	Maximum Height:
ROS Rural & Open Space	200 ft.	100 ft.	35 feet
RN River Neighborhood	100 ft.	40 ft.	35 feet
RTC River & Towns Crossing	75 ft.	40 ft.	35 - 48 feet (additional height permitted with a conditional use permit)
SR Separated from the river	N/A	40 ft.	Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development as viewed from the OHWL of the opposite shore.
UM Urban Mixed	50 ft.	40 ft.	35 - 65 feet (additional height permitted with a conditional use permit)
UC Urban Core	Determined by underlying zoning	Exempt	35 feet at the river shoreline OHWL plus 1 foot for every 5 feet the structure is setback from the river.

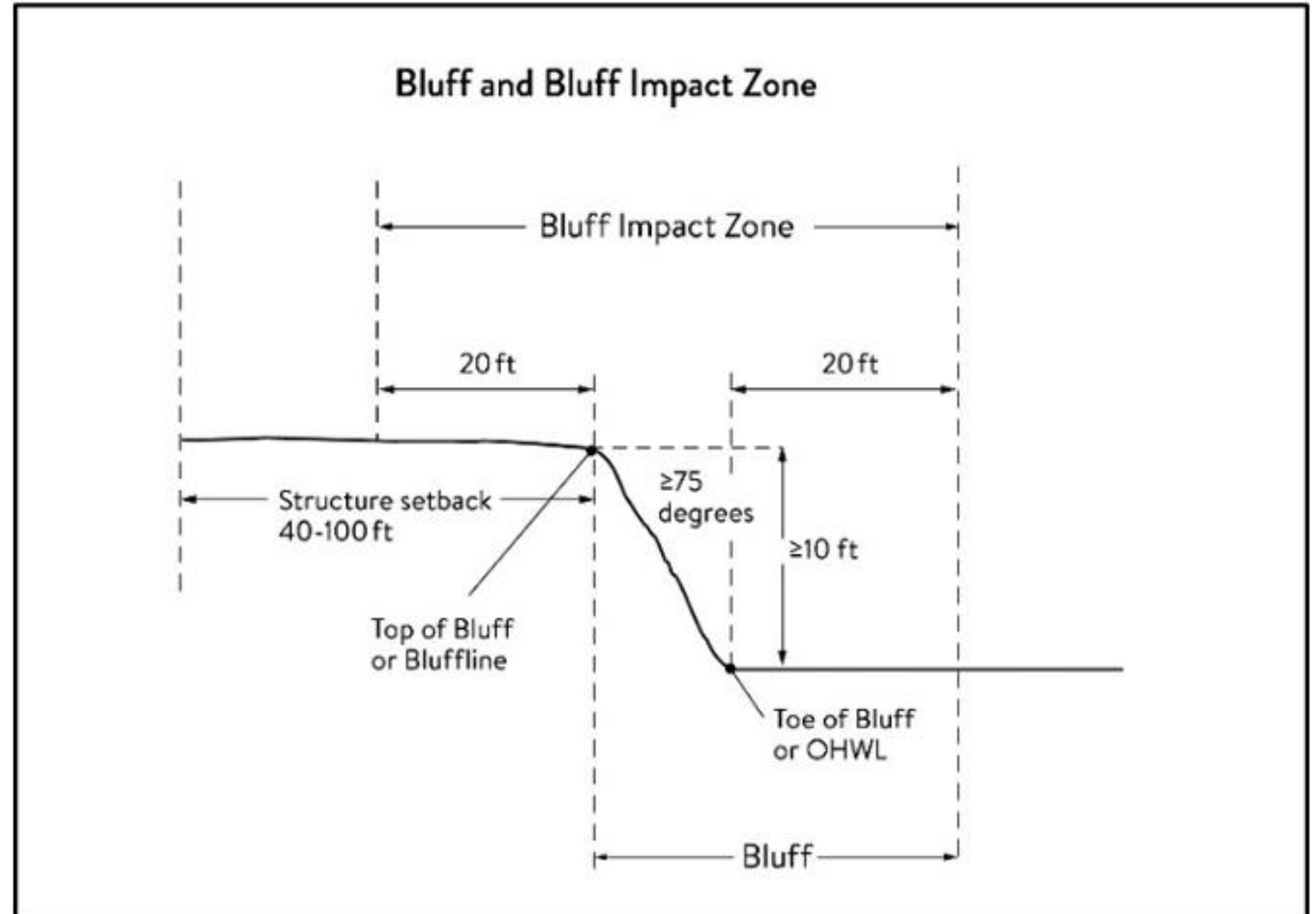




How does MRCCA work?

- Performance standards for different types of facilities
- Vegetation Management Standards
- Land alteration and storm water management standards
- Sub-division and land development standards

Figure 2. Natural Escarpment Bluff and Bluff Impact Zone



Proposed Amendments Overview

- Proposed amendments delete old 1982 MRCCA language in chapter 68 **and adopts new language that we are required to adopt** to comply with the 2017 MRCCA rules.
- Chapter 72, Floodplain management overlay district language is moved to chapter 68.



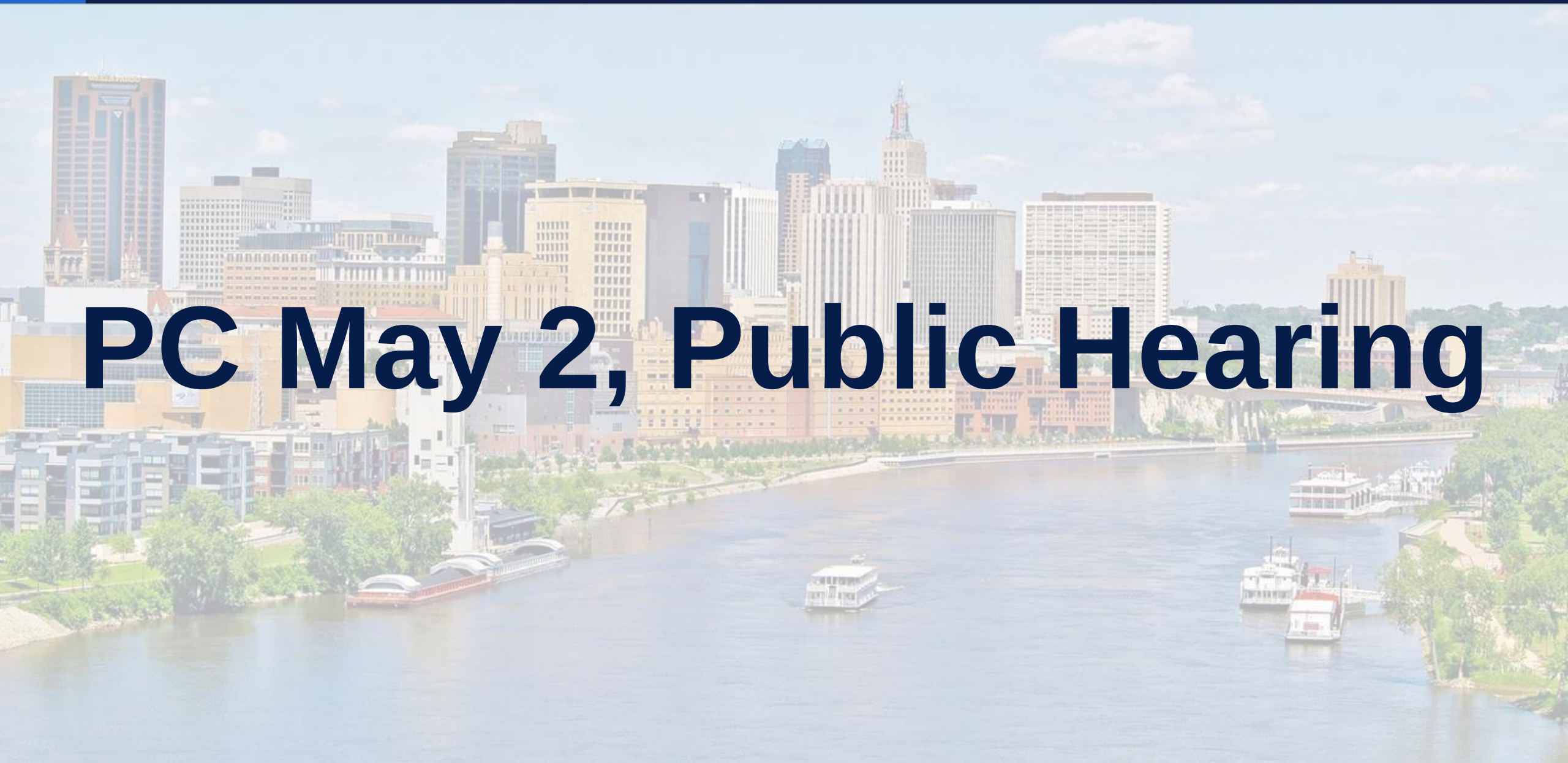
Adoption Process

- **DNR APPROVAL REQUIRED.** The ordinance must be submitted to the DNR for final review and approval for conformance with the MRCCA Rules.
- The MRCCA Rules provide that the DNR Commissioner may then grant the ordinance final approval or return the ordinance for modification with a written explanation of the need for modification.





PC May 2, Public Hearing





Requested Changes at PC public hearing

1

Bird Safe Glass Provisions

Inclusion of the requirement for bird-safe glass on buildings constructed in the MRCCA.

2

Optional findings for Conditional Use Permits and Variances

Adoption of the model ordinance's additional optional findings for conditional use/interim use permits and variances.

3

Tiering Requirements

Revisions to the methodology for prioritizing tiering.

4

Building Heights

Lowering base building heights, with increases in height allowed through specific, formulaic setbacks from the shoreline, bluffs, and district boundaries.



Questions

