

Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Agenda

Christopher B. Coleman, Mayor July 2, 2010 8:30 – 11:00 a.m.

Wayor		6.50 - 11.00 a.m.
	I.	Approval of minutes of June 18, 2010
Saint Paul Planning Commission	II.	Chair's Announcements
Chair	ш.	Planning Director's Announcements
Kathi Donnelly-Cohen First Vice Chair Jon Commers Second Vice Chair Kristina Smitten	IV.	PUBLIC HEARING: Geographic Information Systems (GIS) Official Zoning Map Study – Item from the Comprehensive Planning Committee. (Anton Jerve, 651/266-6567)
Secretary Marilyn J. Porter	V.	Zoning Committee
		SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)
Brian Alton Pat Connolly		NEW BUSINESS
Anthony Fernandez Gene Gelgelu Bree Halverson Richard Kramer Paula Merrigan Gaius Nelson Anthony Schertler		#10-502-292 TransPark Inc — Conditional Use Permit for temporary parking lot, with variances from surface parking requirements and TN3(M) standards and conditions. 43 Water Street East, NE of intersection of Water and Starkey. (Lucy Thompson, 651/266-6578)
Robert Spaulding Terri Thao Jun-LI Wang Daniel Ward II Barbara A. Wencl	VI.	<u>Transportation Update and Preview of Transportation Committee's Work Program</u> – Presentation by Allen Lovejoy, Department of Public Works and Christina Morrison, PED. (Allen Lovejoy, 651/266-6226, and Christina Morrison, 651/266-6546)
David Wickiser Roxanne Young	VII.	Comprehensive Planning Committee
	VIII.	Neighborhood Planning Committee
Planning Director Donna Drummond	IX.	Communications Committee
	X.	Task Force Reports
	XI.	Old Business
	XII.	New Business

XIII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission MASTER MEETING CALENDAR

WEEK OF JUNE 28 – JULY 2, 2010

Mon	(28)			•
		6:00- 8:00 p.m.	West Midway Study Task Force (Penelope Simison, 651/266-6554)	South St. Anthony Recreation Center 890 Cromwell Avenue (near University & Hwy 280)
			Introduction, task force logistics and materials. Why are we doing the West Midway Study? And, what can/should we accomplish?	
Tues	(29)		_	
Weds	(30)	4:30- 6:30 p.m.	Hamline, Victoria & Western Station Area Planning (Christina Morrison, 651/266-6546)	Central Corridor Resource Center 1080 University Avenue W.
			Discussion of the Hamline Station Area Plan	
Thurs	(1)		- -	
Fri	(2)	8:30- 11:00 a.m.	Planning Commission Meeting (Donna Drummond, 651/266-6556)	Room 40 City Hall Conference Center 15 Kellogg Blvd.
			PUBLIC HEARING: Geographic Information Systems Study – Item from the Comprehensive Planning Commit	
Zoning	•••••	· · · · · · · · · · · · · · · · · · ·	SITE PLAN REVIEW – List of current applications.	Tom Beach, 651/266-9086)
			NEW BUSINESS	
			#10-502-292 TransPark Inc — Conditional Use Permit for variances from surface parking requirements and TN3(M Water Street East, NE of intersection of Water and Stark (Lucy Thompson, 651/266-6578)	I) standards and conditions. 43
Informatio	nal Pres	sentation	Transportation Update and Preview of Transportation Co Presentation by Allen Lovejoy, Department of Public Wo PED. (Allen Lovejoy, 651/266-6226, and Christina Morn	orks, and Christina Morrison,

Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes June 18, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 18, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Halverson, Merrigan, Porter, Thao, Wang, Wencl,

Present: Young: a

Young; and Messrs. Alton, Commers, Fernandez, Gelgelu, Kramer, Nelson, and

Wickiser.

Commissioners

Ms. *Smitten, and Messrs. *Connolly, *Schertler *Spaulding, *Ward.

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Allan Torstenson, Lucy Thompson,

Patricia James, Josh Williams, Kurt Schultz, and Sonja Butler, Department of

Planning and Economic Development staff.

I. Approval of minutes June 4, 2010.

<u>MOTION</u>: Commissioner Commers moved approval of the minutes of June 4, 2010. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Donnelly-Cohen announced that a list of the Transportation Committee members will be sent out to all the Commissioners. It lists the eight members from the community and the four members of the Planning Commission. The chair of the Transportation Committee will be Bob Spaulding. The date of the first meeting has not been set yet, but information will be going out soon. Letters have gone out to those who applied, both those who have been selected and those not selected.

III. Planning Director's Announcements

Donna Drummond reported that the City Council approved the parking code amendments. However, the Council did make an amendment from what the Planning Commission recommended and pulled out the parking reductions for establishments with a wine, beer, or liquor license. The Council requested a followup study of licensing for those types of uses and may consider future parking reductions if licensing requirements can be strengthened to addresss problem establishments.

IV. PUBLIC HEARING: Fitzgerald Park Precinct Plan Area Plan – Item from the Neighborhood Planning Committee. (Lucy Thompson, 651/266-6578)

Chair Donnelly-Cohen announced that the Saint Paul Planning Commission was holding a public hearing on the Fitzgerald Park Precinct Plan Area Plan Summary. Notice of the public hearing was published in the Legal Ledger on Date May 13, 2010, and was mailed to the citywide Early Notification System list and other interested parties.

Lucy Thompson, PED staff person said that the purpose of the amendments is to address the certainty of an LRT station at 10th and Cedar, which is right in the middle of the Fitzgerald Park planning area. The only input received was a letter from the Capitol Area Architectural & Planning Board (CAAPB), which was distributed and it speaks in favor of the amendments. A portion of the Fitzgerald Park Precinct Plan Area is within the CAAPB boundaries and in the past they have incorporated the key ideas from this plan into their Comprehensive Plan. Ms. Thompson assumes they will do the same with these amendments. The Capitol River Council recommended these amendments, so they are in support of them as well.

Chair Donnelly-Cohen read the rules of procedure for the public hearing.

No one spoke at the hearing.

MOTION: Commissioner Wencl moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 21, 2010, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Merrigan seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Two items to come before the Site Plan Review Committee on Tuesday, June 22, 2010. They are: Wilder Adult Daycare at 650 Marshall Avenue, a building addition and parking; and Midwest Special Services Inc. at 900 Ocean Street, a parking lot addition.

NEW BUSINESS

#10-412-243 Canadian Pacific Rail — Conditional Use Permit to construct a portion of a building below the regulatory flood protection elevation and variance to create a slope greater than 18%. 1000 Shop Road, East of Pigs Eye Road. (Josh Williams, 651/266-6659)

Commissioner Wencl said that she voted against this at the Zoning Committee because she does not believe that the application provided enough basis to make the case for the variance because they could have reduced the size of the parking lot. She also thought the Mississippi River Corridor critical area standards were not taken into consideration.

Commissioner Nelson said that the major issue had to do with the classification of this area as urban open space in the plan that was approved by the Metropolitan Council, and how that matches up with the Zoning Code.

Josh Williams, PED staff, said that according to the City's zoning code, the property in question is not in an urban open space district, and it has not been since the river corridor zoning was adopted in 1982.

Allan Torstenson, PED staff, said the current zoning and the map shows what was adopted by the City Council in 1982 and approved by the EQB just before that in 1981. Flood Fringe is the overlay district, and the underlying zoning is I2. The newly adopted Comprehensive Plan identifies where the zoning code needs to be updated given the new plan. There isn't any indication in the plan that this area needs to be studied for changes to the current industrial zoning.

Commissioner Kramer said that from the City's point of view the land is properly designated and in a letter received from Tom Dimond, which was distributed, Mr. Dimond disagrees with that. His letter contains some additional information about why those designations in his opinion are not correct and were improperly enacted.

Donna Drummond, Planning Director, asked Mr. Torstenson to explain more about the background of how those districts were initially proposed and what the city did with them, and how it is handled differently with the floodplain regulations.

Allan Torstenson, PED staff explained that the critical area was created in the 1970s by governor's executive order, which created an outside boundary for the critical area that can't be changed except by the legislature or by another executive order. Within that boundary, four sub classifications were drawn, and there was a provision for changing those boundaries when each local unit of government adopted regulations to carry out the intent and purpose of the critical area. Mr. Torstenson stated that the final EQB approval took place October 15, 1981. Then an ordinance was drafted to amend the City's zoning code to include critical area regulations. Saint Paul added the critical area regulations to the existing floodplain regulations resulting in four sub districts of floodway, flood fringe, urban open space and urban diversified. Two of these are also floodplain districts, but all four are critical area districts. The ordinance that was adopted in 1982 identified the River Corridor District and its sub classifications, RC1, RC2, RC3 and RC4 as map overlay districts designed to provide comprehensive floodplain and river bluff management in accordance with Minnesota statutes including 116G (the critical area statute) and Governor's Executive Order 79-19. That is very clear. A letter dated October 20, 1981, from the EQB says they approved the Saint Paul Critical Area Plan and regulations at their October 15, 1981 meeting, and asked that the City formally adopt the Critical Area Plan and regulations within 45 days of the EQB approval. The City adopted the ordinance in January. Staff and the Planning Commission need to follow the ordinance that was approved and adopted.

Commissioner Commers asked what role the Planning Commission would play if the MCPA or the FAA approvals are conditional. Will the permit then come back to the Planning Commission or is that an administrative function?

Commissioner Kramer said that some of the approvals and verifications have already been received, and this also requires a site plan review. Mr. Josh Williams, PED staff, explained the approvals that have been received and what has not been received yet.

Upon further questions by Commissioner Commers, Commissioner Kramer said a conditional use permit that requires approvals at levels other then the City does not go into effect unless these approvals have been received. These bodies do not have the ability to change a permit, so if they approve something that the City has not approved, the applicant will have to apply for a modification or change in the previous conditional use permit. He also explained that applicants

have two (2) years to meet the conditions of the permit and variance. They also can apply for an additional extension through the Planning Administrator for an additional year.

Donna Drummond, Planning Director, explained that under state statute 15.99, the City needs to respond to an application in 60 days. The City has the ability to extend that for another sixty (60) days if necessary, and that additional sixty (60) days is reserved for any potential appeal to City Council.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 12-3 (Commers, Nelson, Wencl) on a voice vote.

There was a discussion at Zoning Committee with Reid Soley, Department of Safety and Inspections, regarding the vacant building program and residential use affidavits. Commissioner Kramer summarized the process and explained that there are some cases where a residential use affidavit was signed and the applicant changed their plan for a building and applied for a nonconforming use permit or a variance. Mr. Soley showed a revised form that he had been working on that was even clearer where the applicant would make some additional certifications. The committee was satisfied with the process.

Commissioner Alton added that there is anecdotal evidence that a purchaser of a foreclosed house has signed this residential use affidavit and then promptly wanting it to be a duplex and being told they had to come to the Planning Commission. The Department of Safety and Inspections (DSI) is attempting to solve this problem in cooperation with Planning & Economic Development (PED).

Commissioner Wickiser said that it's his belief that a lot of these issues are a function of the market, and it's not necessarily the city's job or the Planning Commission's job to engage in the market in this capacity.

Commissioner Kramer added that Assistant City Attorney Peter Warner advised that the residential use affidavit is essentially a snapshot in time of what the applicant's intentions are and circumstances can change. When making decisions on these nonconforming use permits, his advice is to follow the code, and that the residential use affidavit is simply additional information about the veracity and wherewithal of the applicant and what the applicant understood when they bought the property. It is not a code finding; it is just additional information.

Upon a question by Commissioner Young about why DSI is requiring these category 2 or category 3 vacant building to be returned to a single family use, Commissioner Kramer said that it was because the properties were in single family districts and that the zoning was no longer appropriate and the units had gone vacant for more then 365 days, which triggers the procedure for approving or denying nonconforming uses.

Commissioner Alton added that if the units had been vacant for less then one year, they could have continued as a nonconforming use, but because the vacancy was over a year, they need to get approval for a nonconforming use or a rezoning of the property.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, June 24, 2010.

VI. <u>Saint Paul Sustainable Building Policy</u> – Presentation by Kurt Schultz, PED staff. (Kurt Schultz, 651/266-6590)

Kurt Schultz, PED staff, talked about the recently adopted Saint Paul Sustainable Building Policy for new construction. He said this is a process that has taken about two years to get where it is today. It's just one in a series of initiatives that have been undertaken over a number of years. His involvement goes back to 2005, when PED and HRA adopted the Interim Saint Paul PED/HRA Sustainability Initiative for the projects which they were invested. In 2007 the City led the State in adopting a policy for City-owned buildings. It required new construction of City-owned buildings to either be LEED Certified Silver or built to the Minnesota B3 guidelines. LEED is a recognized standard nationwide, it stands for Leadership in Energy & Environmental Design, and B3 is a standard developed for State buildings. All buildings that receive State bonding dollars need to comply with the B3 standard. Minneapolis has a similar policy, but they do not require certification, which is a process where a third party certifies that you did what you said you would do. The police station on Hamline complied with the policy and actually achieved LEED Gold certification. Each of these standards have several levels.

In December 2009 and January 2010 the City Council and HRA Board, respectively, adopted the Sustainable Building Policy for new construction of privately developed buildings in Saint Paul that receive public investment. In May and June 2010, the City Council and HRA Board adopted the same policy for municipal buildings and HRA owned buildings. Mr. Schultz said that it is important for the City to do with their own buildings that which they require the private sector to do. Back in 2007, the Minnesota Pollution Control of Agency gave the City a \$38,000 grant to undertake a process to develop a policy that could be used as a model by other municipalities around the state and beyond and the City has done that. This policy is unique and relatively easy to comply with, provides flexibility to developers and it goes into effect July 1st. An advisory group of 62 invited individuals including developers, mortgage bankers, realtors, contractors and people from the pubic sector directed the development of the policy. It was very important to have these people at the table so later when the adoption took place there would be wide spread ownership. Also was a core group of 14 people.

Mr. Schultz said that the policy applies for private development that receives more then \$200,000.00 of public financing. They identified a point at which there was a natural break, looking at past years of development and finding there was a natural break at about \$200,000.00 with a lot of development above that threshold and a lot below. Anticipated for the future is that either the threshold will be lowered from \$200, 000 to a lower number and/or adding existing buildings that are being rehabbed. It is required that the building be built to LEED Silver or equivalent in one of six other standards. Also created was the Saint Paul Overlay. Commercial projects are required to choose from one of several different standards: LEED: Green Globes, or follow the Minnesota Sustainable Building Guidelines (B3). For residential projects that reach the \$200,000.00 threshold, what needs to be done is to go with LEED for Homes, which is a new standard. LEED for new construction is used if it is a large multi-family building because it's more like a commercial project then a residential project. Or Minnesota Green Star, or Minnesota Green Communities standards can be used instead. One of the advantages of this policy is that it gives a developer flexibility if a developer is familiar with Minnesota Green Communities they can do that. In Minnesota if you receive MHFA funding you would need to follow the Minnesota Green Community standard.

One of the challenges with LEED and some other standards is that people can chase points. LEED is a point based system and you need to reach a minimum threshold. But also in order to be silver certified you need to acquire additional points by doing certain things. To help address this issue the Saint Paul Overlay was created. The Saint Paul Overlay identifies several priority areas and sets a minimum threshold for each, with which each project must comply. This is above and beyond the minimum thresholds set within each standard. So what has been done is to identify new minimum thresholds within each of these areas. Predicted energy use, predicted water use, predicted water use for landscaping, construction waste, indoor environmental quality, predicted green house gas emissions and energy data tracking are in the overlay.

For implementation, PED and DSI will work together to create a sustainable building technical committee that will oversee implementation of the policy as well as respond to requests by developers or others for variances that may be needed. PED has identified several staff members who will be sustainability facilitators and will work with project managers. They will help steer them down the path or nudge them to ensure that there is compliance with the policy.

Mr. Schultz ended by say he will be submitting a grant application to the State later in the day for training dollars. The purpose of the grant funds would be to provide training to City staff from various departments who will be working with this policy as well as developers, contractors, engineers, architects and other people who need to understand this new policy.

Commissioner Porter said that new construction was talked about, but has there been any standards established for rehabs?

Mr. Schultz said that the initial initiative from 2005 does deal with some rehabs as well. All of the NSP homes that are being rehabbed need to comply with that policy. In addition, when this new policy has been underway for two years, we will come back, review it, and probably drop the \$200,000 threshold and start developing a policy for rehab.

Commissioner Merrigan asked if there will be any educational components to the training beyond the process of complying with the city regulations to disabuse some of the notions that design professionals and developers have about how much more it is going to cost them to do the right thing. Will there be resources to help them to do that?

Mr. Schultz said he is in frequent conversation with Rich Strong and John Carmody at the Center for Sustainable Building Research as they are going to be the trainers and developing the curriculum. Mr. Schultz will mention that to them today because that is a very important point.

VII. Comprehensive Planning Committee

Chair Commers had no report.

VIII. Neighborhood Planning Committee

Chair Wencl has no report.

IX. Communications Committee

None.

X. Task Force Reports

Commissioner Commers said that the first meeting of the West Midway Industrial Area Study Task Force will be taking place this coming week. It will be a 10-12 month process. Commissioner Connolly will also be participating.

Commissioner Thao said that they are two thirds of the way through the Western, Hamline, and Victoria Station Area Planning Committee work and the next meeting is on Wednesday, June 30, 2010.

	2010.		• '	
XI.	Old Business			
	None.			

XII. New Business

None.

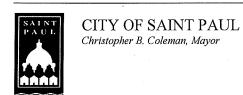
XIII. Adjournment

Meeting adjourned at 9:45 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved				
	(Date)				
Tonna Trummord					
Donna Drummond	Marilyn Porter				
Planning Director	Secretary of the Planning Commission				

PED\Butler\planning commission\minutes\June 18, 2010



COMMERCE BUILDING 8 Fourth St. E, Suite 200 Saint Paul, Minnesota 55101-1024 Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

TUESDAY, July 6, 2010

2nd Floor Conference Room 375 Jackson Street, Suite 218

<u>Time</u>	Project Name and Location
9:30	Washington Jr. High Parking Lot- Partial Replacement (Washington Technology Magnet) 1041 Marion St
10:00	Parking Lot to serve The Salvation Army St. Paul Citadel Worship & Community Center at 401 7 th St W Parking Lot is at 337 & 383 Smith Ave
10:40	Rebuild BP Gas Convenience Store, Pump Islands, and Canopy 1200 White Bear Ave N
11:15	Remodel of BP Gas Convenience Store and Car Wash 1347 University Ave W.

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

DSI is in a new location

We are in our new offices at 375 Jackson Street, Suite 220. The Site Plan meetings will be held in the second floor conference room 218.





CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6712 Facsimile: 651-228-3341

To:

Planning Commission

From:

Comprehensive Planning Committee

Date:

June 24, 2010

Subject:

Geographic Information Systems (GIS) Official Zoning Map Report

<u>Purpose</u>

The official zoning map is proposed to transition from a set of 44 mylar and paper panels to an electronic, GIS-based file. The digital maps will provide several advantages, including:

- Maps will be easier to update and the format will eliminate updating errors due to panel overlap
- Maps will be available in color and black and white
- Maps will have the ability to be customized and searchable
- GIS files provide increased analysis capabilities
- Electronic maps will provide the ability to link to Ramsey County and City website interactive maps

Background

The official zoning map has been maintained as a paper copy on separate panels continually updated by hand. This has led to several issues, such as:

- Errors on the map due to the same zoning districts appearing on multiple panels and only one panel being updated
- Lack of precision with hand drawn updates
- Measurements and annotation notes that no long refer to a zoning district
- Black and white maps can be difficult to read
- Difficult to use for properties along panel "seams'
- Not customizable
- Difficult to update online copies of panels

A digitized map will provide additional clarity, customization options, analysis capabilities, and ease of use

Digitizing Process

The zoning map was first digitized by a private company several years ago, but it had many errors and was done in a way that made it unstable and difficult to update. Due to these discrepancies and formatting deficiencies, a new digitized map has been created in GIS by PED staff and to be as accurate, stable, and easily updated. Zoning lines were aligned with parcel lines, lot lines, and/or section lines where applicable. This allows staff to remove dozens of

annotated measurements that have been maintained on the paper map to indicate the distances. The new zoning GIS layer allows for spatial analysis with other GIS data.

Throughout the digitizing process, several general guidelines were followed:

- Zoning district lines were aligned with street center lines, parcel lines, lot lines, and section lines.
- Split zoned parcels were avoided as much as possible.
- Railroad parcels that were split zoned down the railroad centerline, and were sometimes unclear in the previous map, have been reclassified following the parcel lines and the parcels were generally given the least restrictive of the two zoning districts.
- Parcels with zoning discrepancies on different map panels were researched in the zoning history files to determine the correct zoning district.
- Annotated measurements were removed from maps where the zoning border is along a lot line, parcel line, or section line.

Mapping Errors and Revisions

Several mapping errors, listed in detail below, were discovered in the process of digitizing the zoning maps. These were errors in the official maps that need to be corrected in the digital map. Staff reviewed the zoning history, parcel ownership, and planning reports to determine the correct zoning district to be reflected in the new maps. The proposed corrections are listed in the following table.

Mapping Errors

Address	New Map Panel	PIN	Former Zone	New Zone	Reference Notes
1665 White Bear Ave N	6	222922110154	B3/R3	В3	Zoning Case 02-175-609
600 Snelling Ave	8	342923230138	RM2/B3	В3	Zoning file 5424
25 Dale	15	022823140183	RM2 & TN1	TN1	Different district on 2 panels; Zoning Case 05-050-150
476 Sherburne	9	362923240213	B1/R4	R4	Zoning File 8085
St Anthony / Hamline	14	342923310027 342923310018 342923310025 342923310020	I1/B2	B2	Subdivision Staff Report 07-076- 549; Zoning line to follow current parcel lines
94 & Payne/Mounds Blvd	16	322922310050	I1/R1	R1	Corrects PINs missed in Trout Brook – Lower Phalen Creek Greenway zoning ordinance
1220 Sylvan	4	192922340034	RM2/I1	RM2	Zoning Files 5195, 5251
425 W. 7th	15	012823410141	RT2	B2	Zoning File 9222

As part of the review process, several parcels are recommended for changed zoning because they are isolated zoning districts within a parcel and are not attached to any current land use.

Mapping Revisions

Address	New Map Panel	PIN	Former Zone	New Zone	Reference Notes
799 Snelling Ave	8	162823110085	B2	RT1	Former site of separate commercial building, now school property
1585 Maryland Ave	6	222922430048	B1	R3	Property always owned by Water Commission "Hazel Park Pumping Station"
1536 Hewitt Ave	8	272923320067	B1	RT1	Hamline University campus. Officials agreed to have zoning reflect surrounding RT1
1885 & 1871 Wilson	18	352922320064 352922320065	R3/RM1	RM1	Corrects split-zoned setback. Zoning Files 6734, 6990
399 Lexington	14	342923410012	RM2/B3	В3	Combined lot with expanded business. Corrects split zone.

In addition to the revisions above, staff also revised zoning districts across railroad parcels. Formerly, railroads were often treated like right-of-way and split-zoned along the centerline of the rail line. However, rail lines occur in parcels, not right-of-way, so this practice has created many split-zoned parcels. In the digital zoning map, staff is proposing to correct this by choosing to apply the least restrictive zoning category across the railroad parcel.

Text Revisions

Several minor text edits, below, support the adoption of the new zoning map. These changes reflect the change from moving zoning districts from railroad centerlines to railroad parcel lines. Additionally, language is added to acknowledge that zoning districts follow section lines. In the current official map this was indicated by including annotated measurements on the map, but with the GIS map section lines can be shown with the zoning districts, thus eliminating the need for annotations.

Sec. 60.303. Official zoning maps.

The city is divided into various zoning districts shown on the maps accompanying this code, which maps are is entitled "Zoning Map of Saint Paul." Such maps and any amendments, with all explanatory matter thereupon, are hereby made a part of this code and shall be as much a part of this code as if the matter and information set forth thereon were all fully described herein.

Sec. 60.304. District boundaries interpreted.

Where uncertainty exists with respect to the boundaries of any of the districts established in this code as shown on the zoning map, the following rules shall be applied:

(a) Where district boundaries are indicated as approximately following the centerline of streets or highways, street lines, or highway right-of-way lines or railroad right-of-way lines, such centerlines, street lines or right-of-way lines shall be construed to be said boundaries.

- (b) Where district boundaries are indicated as approximately following lot lines or section lines, such lot lines or section lines shall be construed to be said boundaries.
- (c) Where district boundaries are indicated as approximately parallel to the centerlines of streets or the centerlines of right-of-way lines of highways or railroads, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

Recommendation

The Comprehensive Planning Committee recommends release of the study for public review and scheduling a public hearing on the map amendments at the July 2, 2010, Planning Commission meeting.

Note: Color panels of the proposed map are available on the City website at http://www.stpaul.gov/index.aspx?NID=3441.





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

June 25, 2010

TQ:

1.

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of June 24, 2010 Zoning Committee Hearing

NEW BUSINESS

TransPark Inc (10-502-292)

Conditional Use Permit for temporary parking lot, with variances from surface parking requirements and TN3(M) standards and conditions.

Address:

43 Water St E

NE of intersection of Water and Starkey

District Comment:

District 3 recommended denial

Support:

0 people spoke, 0 letters

Opposition:

1 person spoke, 1 letter

Hearing:

Hearing is closed

Motion:

Approval with conditions

Staff Recommendation Committee

Approval with conditions

Approval with conditions

(4 - 2)

(Alton, Wickiser)

AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION Thursday, June 24, 2010 3:30 P.M. City Council Chambers Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JUNE 10, 2010 ZONING COMMITTEE MINUTES

SITE PLAN REVIEW - List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 10-502-292 TransPark Inc

Conditional Use Permit for temporary parking lot, with variances from surface parking requirements and TN3(M) standards and conditions
43 Water St E, NE of intersection of Water and Starkey
TN3

Lucy Thompson

651-266-6578

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.