

Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Agenda

Christopher B. Coleman, Mayor

Second Vice Chair

Brian Alton

Pat Connolly Anthony Fernandez

Gene Gelgelu

Bree Halverson Richard Kramer

Paula Merrigan

Anthony Schertler Robert Spaulding

Gaius Nelson

Terri Thao Jun-Li Wang

Daniel Ward II Barbara A. Wencl David Wickiser

Roxanne Young

October 8, 2010 8:30 – 11:00 a.m.

Saint Paul
Planning Commission

II. Chair's Announcements

III. Planning Director's Announcements

Approval of minutes of September 24, 2010

Chair Kathi Donnelly-Cohen

First Vice Chair
Jon Commers

V. Zoning Committee

I.

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

Secretary
Marilyn J. Porter
NO BUSINESS

V. Ready for Rail – Informational presentation about resources available for businesses to prepare for light rail construction by Nancy Homans, Policy Director, Mayor Coleman's Office.

VI. Comprehensive Planning Committee

<u>Central Corridor/Traditional Neighborhood Zoning Study</u> – Release recommendations for public review and set public hearings for November 19, 2010 (text changes) and December 3, 2010 (property rezonings).

(Donna Drummond, 651/266-6556, and Sarah Zorn, 651/266-6570)

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

Planning Director X. Task Force Reports
Donna Drummond

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 OCTOBER 4-8, 2010

Mon	(4)		_	
Tues	(5)			
1 405		4:00- 5:30 p.m.	Comprehensive Planning Committee (Penelope Simison, 651/266-6554)	HAS BEEN CANCELED
Weds	(6)	•	-	
Thurs_	(7)	5:00 p.m.	_ Heritage Preservation Commission	Room 40 City Hall

Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Staff Announcements

September Design Review Statistics 2011 HPC Schedule

Public Hearing/Permit Review/After-the-Fact Review

380 Jackson Street, Lowertown Historic District, by Kaufmann Signs, for a sign permit to install 78 sq.ft. of signage (including vinyl graphics) on the east elevation of the building. Work was completed without a permit or HPC review. **File #11-001** (Boulware 266-6715)

745-747 Third Street East (300 Maple Street), Dayton's Bluff Historic District, by Design for Preservation, for a building permit to replace windows, repaint masonry and reconstruct the parapet. File #10-044 (Boulware 266-6715).

255 E. Sixth Street, Lowertown Historic District, by Gleeson Architects, for a building permit to replace windows on two uppers floors. Work was completed without a permit or HPC review. File #11-002 (Spong, 266-6714).

300 Fourth Street East, Lowertown Historic District, by Reinhold Residential, for a building permit to install a new entry in existing window opening for a new accessible entrance. The existing ramp is removed as part of the Central Corridor LRT. **File #11-003** (Spong, 266-6714).

Committee Reports

Education Committee (Ferguson, Thomas, Trout-Oertel) This includes a discussion about strategies and goals for the HPC.

Public Safety Building, 106 Process update (Manning, Igo) 3M Workgroups/Advisory Committee (Trimble, Mazanec)

Fri 8:30-**Planning Commission Meeting Room 40 City Hall** 11:00 a.m. (Donna Drummond, 651/266-6556) Conference Center 15 Kellogg Blvd. Zoning...... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086) **NO BUSINESS** Informational Presentation.... Ready for Rail – Informational presentation about resources available for businesses to prepare for light rail construction by Nancy Homans, Policy Director, Mayor Coleman's Office. Comprehensive Planning Committee...... Central Corridor/Traditional Neighborhood Zoning Study - Release recommendations for public review and set public hearings for November 19, 2010 (text changes) and December 3, 2010 (property rezonings). (Donna Drummond, 651.266-6556, and Sarah Zorn, 651/266-6570)

Butler\planning commission\Calendars\October 4-8, 2010

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

Minutes September 24, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 24, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Halverson, Merrigan, Thao, Wang, Wencl, Young; and

Present:

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Spaulding, Ward, and Wickiser.

Commissioners

Mmes. *Donnelly-Cohen, *Porter and Mr. *Schertler

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director, Allen Lovejoy, Department of Public Works, Lucy Thompson, Merritt Clapp-Smith, Colleen O'Dell, and Sonja Butler,

Department of Planning and Economic Development staff.

I. Approval of minutes September 10, 2010.

MOTION: Commissioner Gelgelu moved approval of the minutes of September 10, 2010. Commissioner Wickiser seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Commissioner Commers, who is the Commission's first vice chair, chaired the meeting. He had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that she had attended the Upper Midwest Regional Conference in Mankato which was also a joint conference with the Minnesota APA Chapter. Ms. Drummond spoke along with three other women who have been in the profession at least 25 years at a session about women in the planning profession.

IV. Zoning Committee

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

One item to come before the Site Plan Review Committee on September 21, 2010. Hamline University Student Center, a new building with underground parking located at the northeast corner of Snelling and Englewood.

NEW BUSINESS

#10-797-728 2446 University Appeal — Appeal of staff determination that 10 parking spaces on the east side of the building at 2446 University Avenue cannot be used or counted for zoning purposes because the only access to these parking spaces is across the adjacent property. 2446 University Avenue West. (Tom Beach, 651/266-9086)

Commissioner Kramer reported that the Zoning Committee laid this case over to the October 14, 2010 meeting.

Zoning Code Application Fees – Approve resolution initiating study of Sec. 61.302 regarding application fees.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.

Commissioner Kramer announced that the next Zoning Committee meeting on Thursday, September 30, 2010 has been cancelled.

V. Comprehensive Planning Committee

Commissioner Commers announced that the next meeting is on Tuesday, October 5, 2010.

VI. Neighborhood and Current Planning Committee

Small Area and District Plan Guidelines and Plan Template – Approve resolution adopting new guidelines for neighborhood planning. (Merritt Clapp-Smith, 651/266-6547)

Merritt Clapp-Smith gave a presentation on the Small Area and District Plan Guidelines and Plan Template. She said the guidelines document provides an overview of the district and small area plan process for use by district councils, lead neighborhood organizations, City staff and the Planning Commission. The guidelines were first developed as a document in 1999 and adopted by the Planning Commission. They were revised in 2001 and are being proposed for an update today. The content of the guidelines includes a description of the purpose and use of district and small area plans, an outlined 30-step process for creating plans, status and review of adopted plans, how to request district and small area plans and the plan content and format. Ms. Clapp-Smith talked about the purpose of a district plan and the purpose of a small area plan. The phases of the planning process are: initiation of the plan, establishing a community steering committee or planning task force, initiating the process and conducting meetings, drafting and submitting the plan for review by the Planning Commission, and forwarding the plan to City Council for review and potential adoption.

Plans adopted as addenda to the Comprehensive Plan retain their status for ten years and then expire. So as the ten year mark is approaching, staff and the community that worked on the plan should evaluate what the appropriate next step is, with Planning Commission input. To request a plan, a community should contact the Director of Planning to discuss ideas, needs and options for the plan with City staff. They then submit a work plan to PED. PED evaluates the request and work plan and likely approves it and assigns staff. The revised guidelines and plan template will

provide a clear process, expectations and structure for future small area and district plans. They will assist in implementing the Saint Paul Comprehensive Plan at the neighborhood level and will foster closer communication and partnership between the community and the City throughout the plan process.

Commissioner Nelson said that he attended the last meeting with the Como 2030 Plan and one question that came up was within the implementation table. They were concerned that rating something a "low" priority would not be appropriate or wise.

Ms. Clapp-Smith said that she had heard this concern and it is therefore recommended that the implementation table identify either the "timeline" for implementation or "priority" of the item. The idea with defining this is that it helps the community and the City identify which things to work on first or that are more important than others.

Commissioner Wang said that the City has a new public art ordinance that calls for a public arts plan which they do not have and the city Comprehensive Plan has a reference to public art in the land use section. As the district and small area plans are underway in the coming years, how will they address public art?

Ms. Clapp-Smith said that staff are making a resource document to accompany the guidelines that will identify priority strategies from the Comprehensive Plan for considered implementation at the local level. Public art would be an example of the type of strategy that communities would be asked to consider and possibly address in their plans.

Commissioner Alton asked if staff had or would be updating the document on Small Area Plan Task Force Procedures to coincide with the revised Plan Guidelines.

Ms. Clapp-Smith said that she had not seen or reviewed that document, but would do so and make sure that it was made consistent with the revised Guidelines.

Commissioner Nelson, referring to the handed out chart of all current district and small area plans, said it appears that there is one small area plan which is currently out of date/expired. The Shepard Davern Gateway Small Area Plan and there are a number of others that are within the 2010/2011 expiration period. With an estimated 24-month process for creating plans, how will staff be able to evaluate and address all the plans nearing expiration?

Ms. Clapp-Smith said there are a lot of plans that are coming due and the Planning Director has been studying the list carefully to consider how we may approach it. There is going to be a meeting of staff that might be involved in some of these updates and they will map out a schedule and work plan of how to go about it.

Donna Drummond, Planning Director, explained that what they need to do for each group of plans is to figure out which plan recommendations have been accomplished and which are still valid or things that the community wants to work on and then incorporate these into the appropriate district plan or into an amended small area plan. Staff will determine a recommended game plan on how to deal with aging plans for an area and discuss the plan with the district council, with the intent of making sure that there is an evaluation of all plans at least once every ten years.

Commission Ward noted that the approval of the revised Guidelines and Plan template should include the recommendation from Commissioner Alton to review the Small Area Plan Task Force's procedures and make them compatible.

Ms. Clapp-Smith agreed.

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote.

Commissioner Wencl announced the next Neighborhood Committee meeting on Wednesday, September 29, 2010.

VII. Transportation Committee

Commissioner Spaulding said they had their second meeting last week and they continued their introductory phase to the committee work and looking at the City's transportation plan in some detail.

VIII. <u>Holman Field Zoning Update</u> – Informational presentation by Allen Lovejoy, Department of Public Works. (Allen Lovejoy, 651/266-6226)

Allen Lovejoy, Department of Public Works, gave an update about the Holman Field Zoning process. Mr. Lovejoy said the mandate for doing zoning around the airport is in State Statutes 360.063-071 and deals with all airports in the state. In this metropolitan area, the Metropolitan Airport Commission (MAC) is the key player in the development of these zoning ordinance recommendations, and implementation is through local zoning codes. In addition, State Statutes state that such zoning provisions require "...a balance between the social and economic costs to surrounding communities and the benefits of strict [land use] regulation."

State statutes require two basic sets of provisions: height regulations on lands in proximity to the airport; and land use provisions near the ends of runways. In the height regulations the Federal Aviation Administration (FAA) defines an airspace that emanates out from the airport in all directions at a 100:1 slope for a distance of 20,000 feet. The FAA evaluates new developments that are higher than this airspace for aviation impacts on the airport. In the Holman Field case, the distance from the airport has been substantially modified to include only those areas within the Mississippi River valley, except for proposed buildings of 200' or taller.

The land use regulations are limited to areas off the ends of the three runways, within the "A and B Zones." Proposed land use regulations endeavor to limit the number of people on the ground who are exposed to potential hazards from the aircraft operations, and to limit ground coverage to allow spaces for landings in emergencies. Specifically, provisions in Zone A prohibit new development. In Zone B, which extends beyond the A Zones, certain uses are defined which are to be prohibited in the Zoning Code. Prohibited uses include three categories of use: those that create a specific ground hazard (such as above ground fuel tanks), those that attract large numbers of users (such as an amphitheater) or those that attract large numbers of birds that could cause obstructions to aircraft.

The process specified in state statutes is elaborate, requiring establishment of a Joint Airport Zoning Board, drafting of provisions by that Board, two public hearings and review/approval by the Commissioner of the Minnesota Department of Transportation (MnDOT). Once the final recommendation is made, the City may begin to craft specific language to be inserted into its Zoning Code. The process for adoption by the City follows the regulations governing rezonings. Mr. Lovejoy anticipates that the Planning Commission will take up the rezoning in the Summer, 2011

Commission Nelson asked about the elevations shown on the code maps and on what the elevations are based.

Mr. Lovejoy said that the base elevation is the elevation at the end of the runways. Definition of the FAA airspace emanates out from that elevation.

Commissioner Nelson asked about the heights shown on the maps and the elevation of the runways.

Mr. Lovejoy said that the numbers on the code maps are actual calculation of heights that can be built without a review by the FAA. Those heights are based on the elevation of the runway, distance from the runway, the allowable slope from the end of the runway and the elevation of the subject property/parcel.

Commissioner Ward said that, even though this regulatory process started on the basis of safety, might there be future conditions that require more drastic measures to protect public safety. He wondered specifically whether the future of regulations might become a product of the size of aircraft and the overall land side development within the airport itself. At some point is it possible that all development might be prohibited because of the air traffic volumes at the airport? And at what point could the FAA or MAC assert a prohibition on all land development around the airport?

Mr. Lovejoy stated that safety evaluations begin with the 100-1 slope cone -- a universal metric the FAA uses for all airports. A FAA review initially looks at whether the proposed building would be higher than what the cone would suggest. The FAA then analyzes the operational protocols at the airport to determine if there would be any negative impacts on the glide paths and flight tracks. If operations are not impacted by a proposed building, it is likely the FAA would be O.K. with the development.

As for longer-term impacts of air traffic, the situation around Holman Field is not likely to get worse. The land available to support more air traffic at Holman Field is extremely limited, and thereby has a limiting effect on air traffic. So, although flight volumes might increase somewhat, it is not likely to cause a rethinking on heights and land development restrictions. In addition, the gradual shift to jet aircraft is beneficial, because jet aircrafts are better able to use a steeper glide path on approach and takeoff than prop aircraft. This also suggests that land development requirements will not become more stringent over time.

As for the City losing its land use authority around the airport, the state statutes actually vest most of the land development planning in the hands of the City, rather than the FAA, MAC or MnDOT. So adoption of such zoning regulations by the City gives greater local control over use of land.

Mr. Lovejoy stated that there are only a few areas where likely development might possibly be impacted by regulations, including a couple of industrial sites near the west end of the east-west runway.

Commissioner Kramer asked if there are remaining realistic scenarios where such zoning regulations might interfere with expected development.

Mr. Lovejoy stated that this is unlikely. There are areas where it is conceivable lighting may be an issue, and those can usually be mitigated through proper design. Second, it is likely that there will be isolated proposals that might require more detailed analysis — such as the wind turbine at Metro State University. And in that case, approvals were ultimately given.

IX. Communications Committee

Commissioner Commers reported that they are looking for someone to serve as chair of the Communication Committee and if anyone is interested to contact Planning Commission Chair Donnelly-Cohen.

X. Task Force Reports

Commissioner Wencl reported that the Smith Avenue Task Force met and the issue talked about was branding and coming up with ideas for how the avenue would be identified by anyone coming into the area and by the people themselves.

Commissioner Commers reported that the West Midway Task Force met earlier this month and they had two very compelling presentations, one by Kyle Uphoff who is an economist with the state Department of Employment and Economic Development, and the other by planning staff Luis Pereira and Penelope Simison, who gave a presentation on what kinds of firms are clustering in the Midway. The next meeting is on Monday, October 11, 2010.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:55 a.m.

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

Respectfully submitted,

Approved _____(Date)

Donna Drummond Planning Director Marilyn Porter
Secretary of the Planning Commission

PED\Butler\planning commission\minutes\September 24, 2010



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE TUESDAY Oct 5, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

Time Project Name and Location 9:30 Hawkins Entrance Security Improvements Security revisions and driveway 1425 Red Rock Road 10:00 Prosperity Heights Community Center New Park restroom building 1371 Kennard Street

- 10:20 Sylvan Community Center New Park restroom building 77 Rose Street
- 10:40 Front Street Community Center New Park restroom building 485 Stinson Street
- 11:00 Lofts at Farmer's Market 260 East Fifth Street Dwelling Units - 55 Parking Spaces

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.

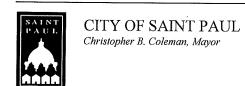
The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted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

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.



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

SITE PLAN REVIEW COMMITTEE TUESDAY, OCTOBER 12, 2010

2nd Floor Conference Room 375 Jackson Street, Suite 218

Please note: Meeting will start at 10:00 this week.

<u>Time</u> 10:00

<u>Project Name and Location</u> Union Depot Transit Hub

230 Kellogg Blvd East

Improvements to existing depot complex to serve as intermodal transit center

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 offices are located at 375 Jackson Street, Suite 220 (Skyway Level). The Site Plan meeting will be held in the second floor conference Room 218.

Parking

Parking is available at on-street meters. Some free off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

If you have any questions, please call Mary Montgomery at 651-266-9088.





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:

September 30, 2010

TO:

Planning Commission

FROM:

Comprehensive Planning Committee

RE:

Central Corridor/Traditional Neighborhood Zoning Study: Release for

Public Review and Set Public Hearings

Introduction

The materials in this packet include recommendations for the Central Corridor/Traditional Neighborhood Zoning Study, including both text changes and property rezonings. Also included is a proposed schedule for Planning Commission review, plus additional background information. The Comprehensive Planning Committee is recommending that the Planning Commission release these recommendations for public review, and schedule public hearings on November 19 for the text changes and December 3 for the property rezonings.

Background

The direction for the Central Corridor/Traditional Neighborhood zoning study came out of the Central Corridor Development Strategy (CCDS). It was determined during the CCDS process that the City's toolbox of existing zoning districts and requirements would not facilitate the type of development envisioned for University Avenue, where the goal is to have higher density development, a reduced demand for parking and more of a pedestrian- and transit-oriented environment. The zoning study was initiated by the Planning Commission in August, 2007 (Resolution #07-58) with the understanding that the study would follow development of station area plans for the University Avenue portion of the light rail line. During this period when the station area plans were being developed, there was concern that the City have some basic requirements in place to ensure that new development was not contrary to the planning work that was underway. The Central Corridor Overlay District was put in place in 2008 to provide interim requirements along the Central Corridor route until there was adequate time to undertake a more comprehensive study.

In reviewing the options for permanent zoning to replace the current overlay district, staff determined that the City's existing Traditional Neighborhood zoning districts would generally facilitate the type of development that is desired along University Avenue. However, these districts are not a perfect fit and there is a need for some revisions to facilitate the type of development envisioned in the City's adopted plans for Central Corridor, including creation of a new TN4 district to allow additional height and density where appropriate. The TN districts

were first added to the Zoning Code in 2004, and are used in several locations throughout the city. Given the City's six year experience with the TN districts, this study is also an opportunity to tweak the existing regulations in these districts so they better meet the goal of facilitating good, mixed use development wherever these districts are used in the city.

What is Being Proposed?

The staff working group that developed these recommendations included staff from Planning & Economic Development, Safety and Inspections, and the Saint Paul on the Mississippi Design Center. Preliminary staff recommendations were available for public review early in the summer of 2010, and were revised based on input staff received at a variety of open houses, presentations to community groups, and an on-line survey. Highlights of the study recommendations include:

- Creation of a new Traditional Neighborhood 4 district, which would allow more height and density where appropriate. Tweaks to the existing TN 1-3 districts are being proposed to better fit existing market conditions.
- Properties in the "area of change" as identified in the CCDS would be rezoned to a variety of revamped TN2 TN4 districts, with some industrial zoning maintained in the West Midway area.
- Most new auto-oriented uses would be prohibited. Auto service stations would become conditional uses in TN2 along University Ave. (but not citywide). They are currently conditional uses in TN3.
- Additional job-producing commercial uses would be added to TN districts, including: business sales and services and mail order house as permitted uses, and reception halls as conditional uses.
- Some auto-related uses would be added as conditional uses in the IR (industrial restricted) district along University Ave. (but not citywide), including: auto service station, auto repair, and auto body shop, subject to additional conditions.
- Minimum parking requirements in station areas would be eliminated if paired with a system of permit parking along the corridor. Businesses and developers would determine how much parking is needed for the proposed uses.
- Minor revisions to TN design requirements are proposed that: allow more contemporary architecture; emphasize the importance of building entrances along streets; and require better design for structured parking facilities.

Key Points to Remember

- The zoning recommendations are based on policies in the CCDS and station area plans that have been adopted by the Mayor and City Council as part of the City's Comprehensive Plan.
- New zoning requirements will primarily affect property owners and developers who are planning for new building construction.
- Existing buildings and businesses can remain indefinitely, until the owner decides to redevelop the property.
- Cities no longer have eminent domain (condemnation) authority for redevelopment purposes, so change will happen when owners decide to redevelop or sell for redevelopment.
- TN zoning will significantly expand development capacity along the corridor while enhancing the design of new development.

• The new zoning will replace the existing Central Corridor Overlay district, which expires June 20, 2011.

Additional information can be found on the City's website at www.stpaul.gov/centralcorridor, click on Central Corridor Zoning Study.

If you have questions before the Planning Commission meeting on October 8, please feel free to contact Donna Drummond (651-266-6556, donna.drummond@ci.stpaul.mn.us) or Sarah Zorn (651-266-6570, sarah.zorn@ci.stpaul.mn.us).

Attachments:

- Draft zoning text amendments
- Existing zoning map
- Proposed zoning map
- Proposed schedule for Planning Commission and City Council review
- Summary table of existing and proposed requirements in Traditional Neighborhood and Industrial districts
- List of Summer 2010 community meetings
- Summary statistics on non-conforming status of properties with proposed rezonings
- Background memo on minimum parking requirements
- Planning Commission resolution #07-58