

City-wide Residential Standards Report and Recommendations



City of St. Paul Planning Commission - March 27, 2015

Ward 3 Residential Design Standards

Agenda

- Purpose of Ward 3 Study
- From Ward 3 to City-Wide
- Activity in Other Parts of the City
- Recommendations
- Limitations and Future Work
- Recommended Action

Ward 3 Residential Design Standards

Purpose of Study

To respond to the concern that new single family residential construction in the southwestern part of St. Paul is out of character with the surrounding neighborhood, yet is in conformance with our code. (Resolution 14-1324)

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From Ward 3 to City-Wide

3/13 - Ward 3 recommendations discussed at PC. PC requests that staff prepare city-wide recommendations for consideration

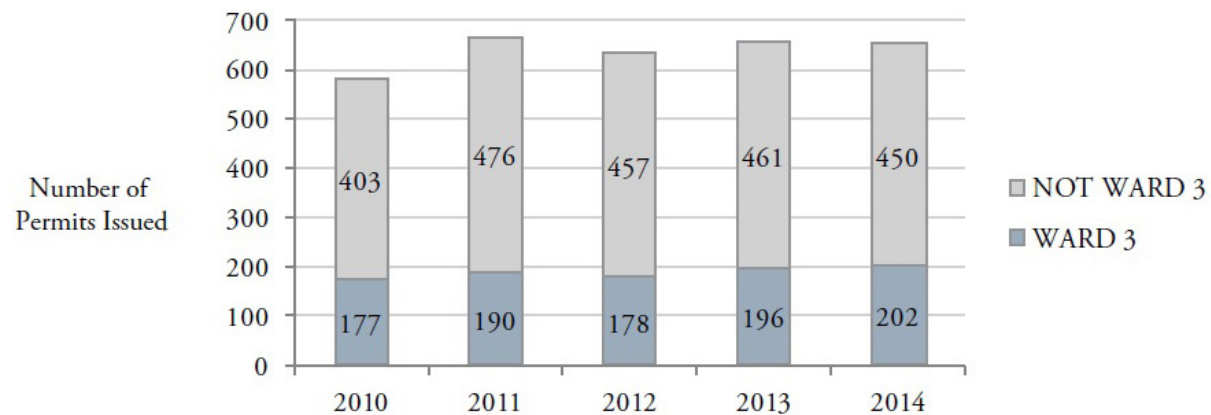
- City-wide proposal based heavily on approach and recommendations from Ward 3

3/24 - City-wide and Ward 3 discussed at joint committee meeting of NPC and CPC

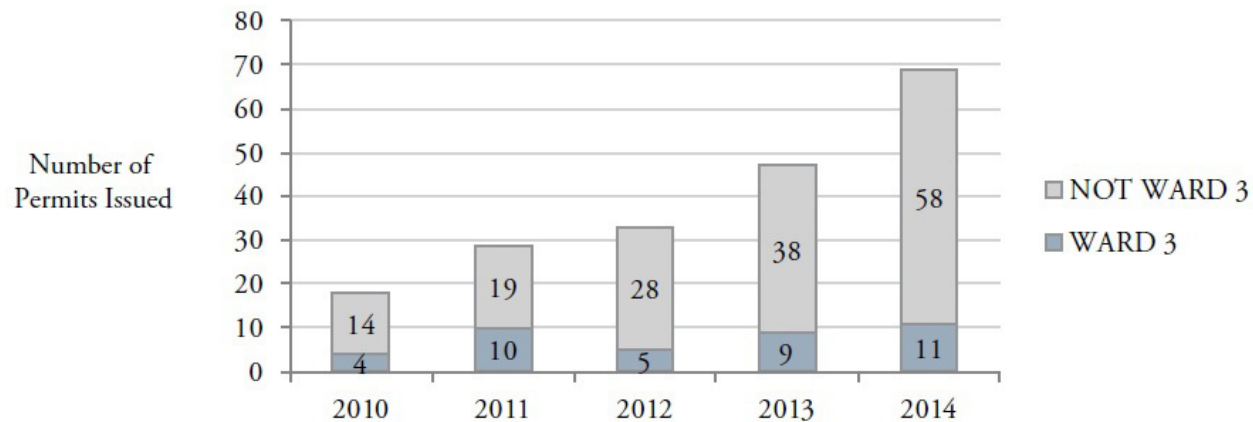
- Possibilities were to release Ward 3, city-wide, or both for public review
- Committee recommended that city-wide only be released for public review
- Reasoning is that discussion and public input will guide way forward, whether city-wide or Ward 3 only
- Joint Committee understands urgency from Ward 3 to move recommendations forward

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Activity in Other Parts of the City



Total New Construction and Addition Activity, 2010-2014

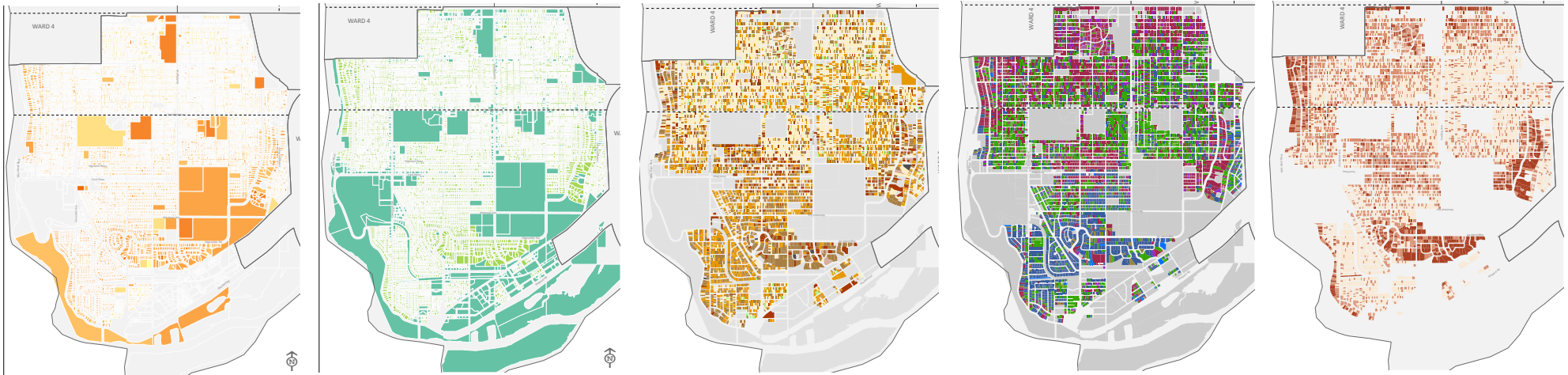


New Single Family Home Construction, 2010-2014

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Role of Character Mapping

- Mapping of character was necessary to determine potential use of information, but trends regarding style and materials not crucial for policy decisions discussed here
- Maps based on dimensions would be helpful, but data is unavailable



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City-wide Zoning Recommendations

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City-wide Zoning Recommendations

| Recommendation | Not Present in City-wide | Same as Ward 3 | Modified from Ward 3 | New |
|---|-----------------------------|-------------------|-------------------------|-----|
| Create overlay district | X | | | |
| Sidewall definitions | X | | | |
| Height reduction, increase with larger setback ² | | | X | |
| Sidewall height limit ³ | | | X | |
| Sidewall articulation | | X | | |
| Total maximum lot coverage | | X | | |
| Greater height allowed if context supports it | | X | | |
| Height of new construction can match previous | X | | | |
| Require addition to adhere to opening minimums | | X | | |
| Exceptions for expansion in nonconforming areas | | X | | |
| Change in side setback requirement for RM1- RM3 multiple-family zoning districts | | | | X |
| Reorganization of minimum lot size requirement for multiple-family dwellings | | | | X |
| Simplification of <i>Sec. 66.231(a)</i> | | | | X |
| Eliminate <i>Sec. 66.231(h)</i> regarding setbacks for permitted uses other than residential | | | | X |
| Revise <i>Sec. 66.231(j)</i> regarding side yard setbacks for buildings over 50 feet in height | | | | X |

² This is accomplished in new, generalized language for height limits related to setback dimensions.

³ Same as note 2.

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City-wide Zoning Recommendations

Limitations and Future Work

- These recommendations have been carefully considered, but not tested against existing development in Ward 3 and elsewhere
- Nature and extent of concern is uncertain in other parts of the city; requires additional analysis and outreach

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Recommended Action

- Neighborhood and Comprehensive Planning Committees recommend releasing this report and recommendations for public review and scheduling a hearing for May 8, 2015