

Highland Village Zoning Study

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Why do the study?

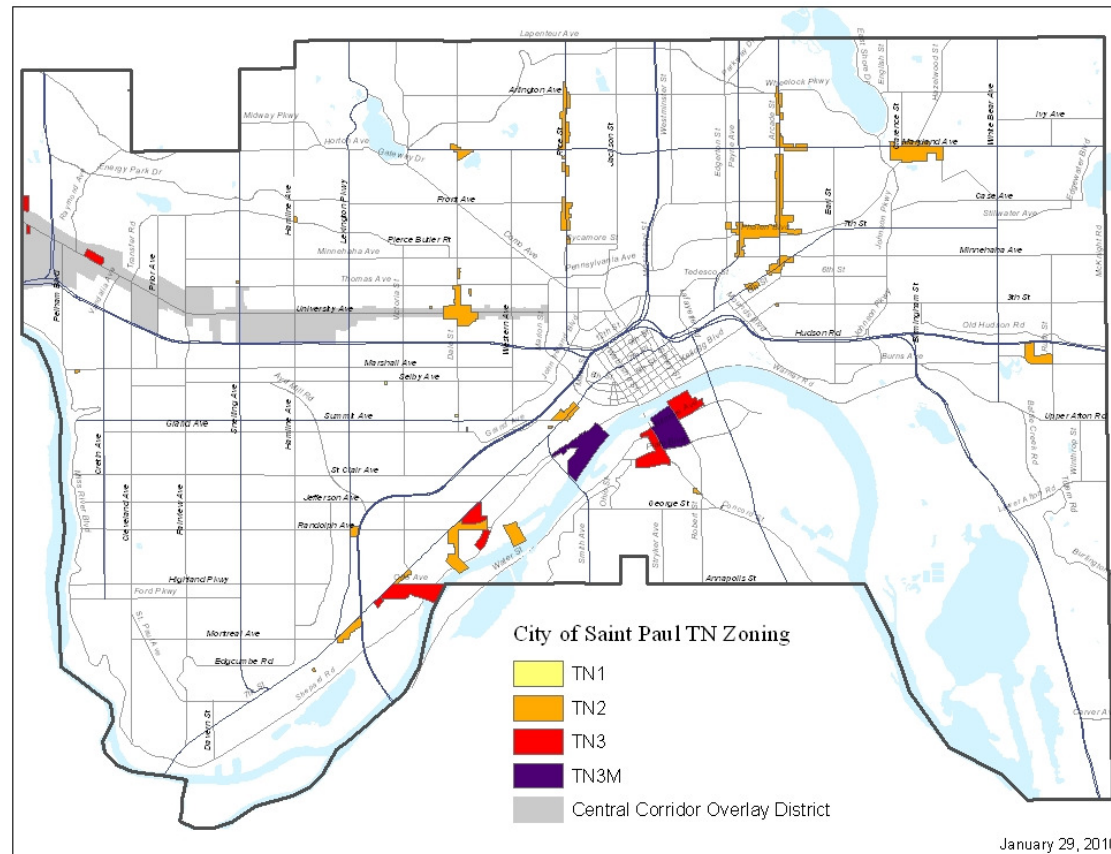
- District 15 Highland Park Plan, 2005
Set a vision for Highland Village as “*a pedestrian friendly, mixed-use commercial area*”, stated in Goal 2, Strategy 1: “*Rezone Highland Village to TN-2*”
- Highland Plan Summary, adopted by Saint Paul City Council in 2007, includes strategy to: “*Rezone portions of Highland Village to TN-2 to support mixed-use development and appropriate building design.*”

Why do the study?

- Saint Paul Comprehensive Plan, 2010 included a generalized Land Use map of the city to guide future development:

Highland Village was designated as a “Neighborhood Center” conducive to supporting a denser, mixed-use, transit and pedestrian-friendly environment.

Existing TN Zoning in Saint Paul



What is a Zoning Study?

- Formal review of zoning districts within a defined geographic area to determine if new zoning for some or all parcels is appropriate
- Compares existing land uses with current and proposed zoning and identifies areas of existing or potential non-conformity
- Proposed zoning should set desired course for new development, while being compatible with neighborhood

The Process – Study (3-9 months)

- Saint Paul Planning Commission initiates study
- City staff inventory current land uses and zoning and compare to proposed rezoning
- City staff identify potential impacts of rezoning and compatibility of the rezoning with local and City plans
- City staff meet with district council representatives to present findings and draft recommendations
- Public meetings on study findings and proposals
- Meetings with individual property owners to discuss rezoning options and potential impacts (may occur throughout the study)

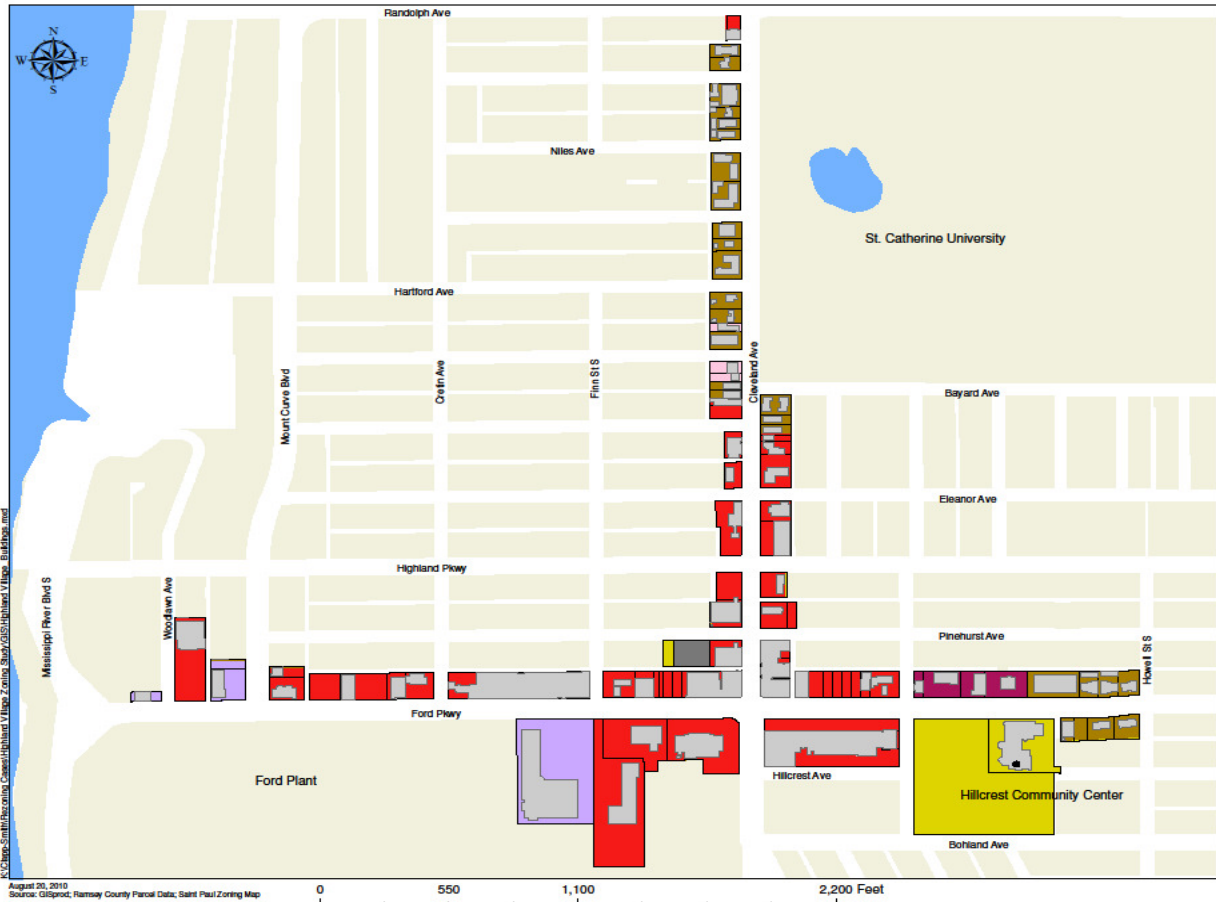
The Process – Review (3-6 months)

- City staff recommendations to Planning Commission
- Highland District Council decides position on proposed rezoning
- Planning Commission public hearing – presentation of Zoning Study Report by City staff; testimony from Highland District Council, property owners and other interested parties
- Planning Commission considers report and testimony and makes recommendation to City Council
- City Council public hearing, then City Council adopts, modifies or denies ordinance rezoning properties

Study Timeline

	2010					2011			
Activity	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Planning Commission initiates study									
City staff conducts study									
Public and Stakeholder meetings on study									
Recommendation to Planning Commission									
Planning Commission Public Hearing									
Planning Commission Recommendation									
City Council Public Hearing & Decision									

The Study Area



Highland Village Zoning Study
Current Zoning

Legend

- R4 One-Family
- RM2 Multiple-Family
- OS Office-Service
- B2 Community Business
- B3 General Business
- I1 Light Industrial
- VP Vehicular Parking



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August 20, 2010
Source: GISpro, Ramsey County Parcel Data, Saint Paul Zoning Map

The Study Area

Study area runs along Cleveland from Randolph to Hillcrest (but not St. Kate's) and along Ford Parkway from Howell to just past Woodlawn (but not Ford site)

Study area = 88 parcels:

- B2 (community business) - 48
- B3 (general business) – 4
- RM2 (multi-family) – 27
- R4 (single-family) – 3
- OS (office/service) – 3
- I 1 (light industrial) – 4
- VP (parking) – 1
- TN2 (traditional neighborhood) - 0

Traditional Neighborhood (TN) Zoning

“The TN2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.” [Zoning Code Section 66.313]

Characteristics of TN2 Zoning

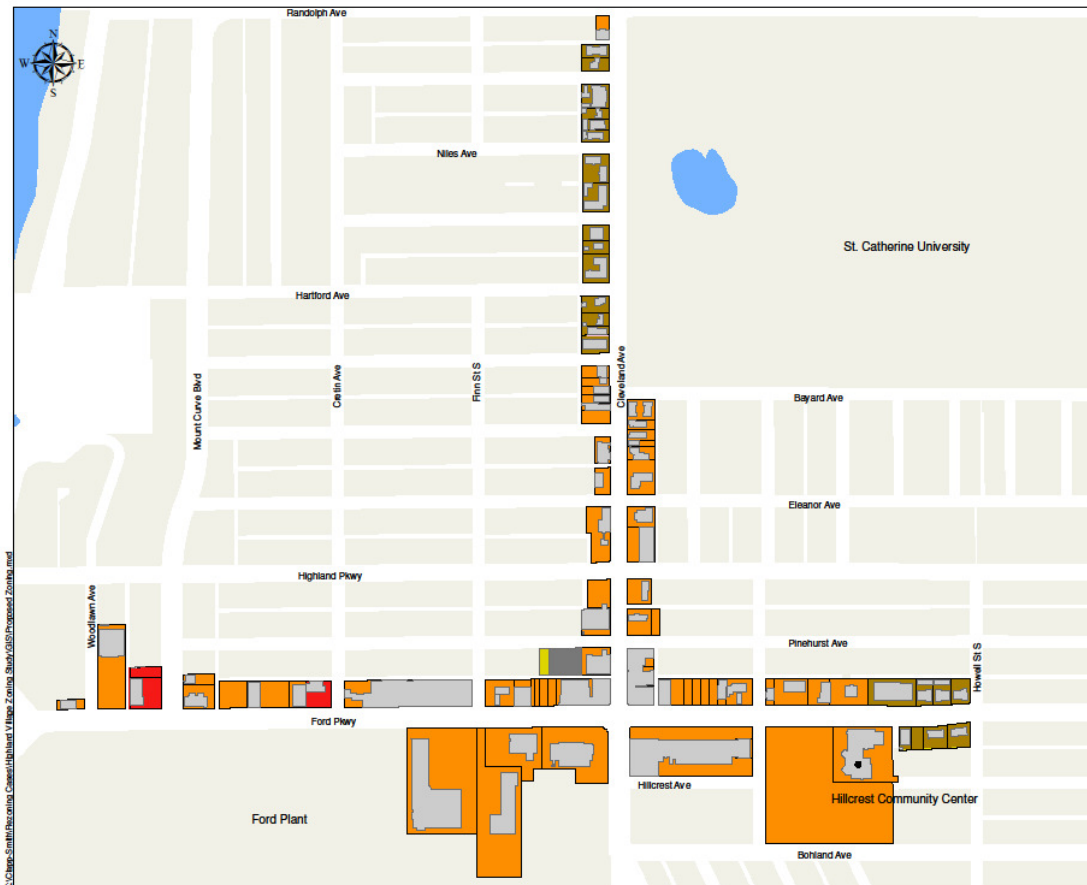
- Allows same business and service uses as B2 district, except for Auto Specialty Stores
- 35 foot height maximum (45 feet possible near transit stop)
- Minimum Floor Area Ratio = 0.5 *current*; 0.3 *proposed*
- Maximum Floor Area Ratio = 2.0 with surface parking; 3.0 with structured parking
- Parking must be placed to the rear of the principal building, or in a side yard if rear parking impractical
- Comprehensive design standards building materials, articulation, lighting, signs, trees



Potential Benefits of TN zoning

- Higher design standards
- Allows mixed residential and commercial projects
- Allows land uses at a scale and density consistent with the historic pattern of Saint Paul's commercial main streets
- Development pattern is more conducive to walking, biking and transit
- Expands development options while enhancing design

Proposed Rezoning



Highland Village Zoning Study

MAP B
Proposed Zoning

Legend

- TN2 Traditional Neighborhood
- R4 One-Family
- RM2 Multiple-Family
- B2 Business
- VP Vehicular Parking



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Proposed Rezoning

Rezone 65 of the 88 lots studied:

B2* → TN2 = 47 lots

B3 → TN2 = 4 lots

RM2 → TN2 = 5 lots

R4 → TN2 = 2 lots

OS → TN2 = 2 lots

OS → RM2 = 1 lot

I1 → TN2 = 2 lots

I1 → B2 = 2 lots

Do not rezone: 22 RM2, 1 B2, 1 VP, & 1 R4

Sample Properties to Rezone to TN2



OS
↓
TN2



I1
↓
TN2



B2
↓
TN2



B2
↓
TN2

Sample Properties to Retain Zoning

Currently Zoned RM2



Currently Zoned RM2

Non-Conforming Uses, Lots & Buildings

- New zoning requirements will affect property owners and developers who undertake new building construction or major redevelopment
- Existing buildings and businesses can remain indefinitely
- Existing buildings with permitted uses can expand without fully meeting the new requirements
- Existing uses that become legally non-conforming must apply for expansion of non-conforming use in order to expand their buildings

Building Height



37-51 ft



31 ft



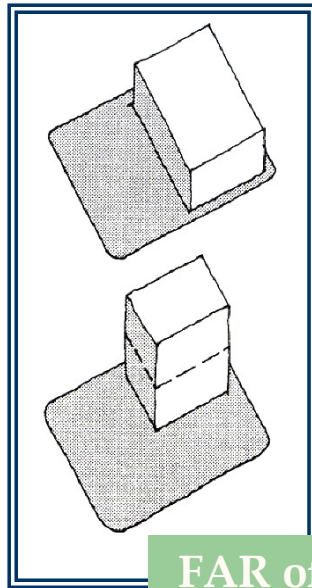
45 ft



23 ft

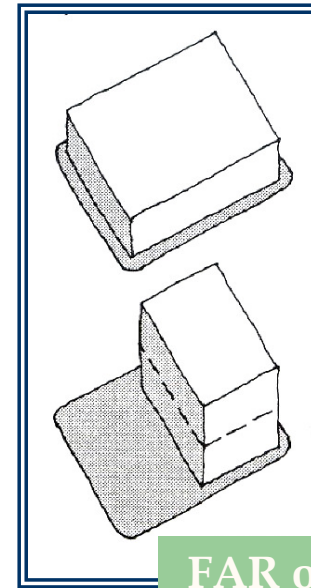
Floor Area Ratios for TN zones

TN2 – proposed minimum is 0.3; current min. is 0.5 FAR



FAR of 0.5

TN3 & TN4 – proposed minimum 0.5 FAR; TN3 current minimum is 1.0 FAR



FAR of 1.0

Floor area ratio is the square footage of the building divided by the square footage of the lot

Examples of Floor Area Ratio (FAR)



Tiffany's
= 0.93
FAR



Core
Power
Yoga =
0.27
FAR



Petco
= 0.30
FAR



Dairy
Queen
= 0.15
FAR

Parking Placement – what complies with TN design standards?



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NO



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YES



/



/

Materials and Windows / Doors – what complies with TN design standards?



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NO
/



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YES
/

Summary of Non-Conforming Properties

- **1%** of uses would become nonconforming **if** the office parcel at 621 Cleveland is rezoned
- **38%** of buildings would become nonconforming for materials, or window and door design
- **42%** of lots would become nonconforming for parking placement and/or FAR



Considering the Impacts

- Higher design standards will support and improve the quality and look of buildings
- Property values may increase in an area of high quality redevelopment
- Adding mixed use projects will increase the residents/customers in the area and the “eyes on the street”
- Creating mixed use and main street style development is proven to increase walking, biking and transit use and to reduce the need for local car trips



Western Bank, St. Paul

Questions & Comments

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