

city of saint paul planning commission resolution

file number 24-10

date May 10, 2024

WHEREAS, on July 12, 2006, the City of Saint Paul established the EG East Grand Avenue Overlay District in Section 67.600 of the Zoning Code which limits buildings within the East Grand Avenue Overlay District to a maximum footprint of 25,000 square feet, total size of 75,000 square feet, and three stories in height, and requires properties meet T2 traditional neighborhood district design standards; and

WHEREAS, in September 2022, the Planning Commission issued Resolution 22-36 which initiated the East Grand Avenue Overlay District Zoning Study to consider amendments to Section 67.600 of the Zoning Code pertaining to the East Grand Avenue Overlay District; and

WHEREAS, on April 12, 2024, the Saint Paul Planning Commission held a public hearing on the East Grand Avenue Overlay District Zoning Study, and held the public record open for written comments until April 15, 2024; and

WHEREAS, the Saint Paul Planning Commission referred the East Grand Avenue Overlay District Zoning Study and public testimony back to the Comprehensive and Neighborhood Planning Committee for review and consideration; and

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability, and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current City policies, to address current technology and market conditions, and to bring the Zoning Code up-to-date; and

WHEREAS, the 2040 Comprehensive Plan, in several Land Use and Housing policies, calls for encouraging transit-supportive density and flexible building design, promoting high quality pedestrian-oriented urban design, activating streetscapes, and supporting new housing; and

WHEREAS, the 2040 Comprehensive Plan's implementation chapter calls for analyzing and considering revisions to the Zoning Code, including dimensional standards, in response to the 2040 Comprehensive Plan; and

WHEREAS, in a memorandum to the Saint Paul Planning Commission dated May 10, 2024, the Comprehensive and Neighborhood Planning Committee forwarded its recommendations and a rationale for amending Section 67.600 of the Zoning Code regulating the East Grand Avenue Overlay District; and

WHEREAS, in their April 24, 2024, meeting, the Comprehensive and Neighborhood Planning Committee requested future consideration for pedestrian-oriented design standards, similar to those proposed in

the East Grand Avenue Overlay District Zoning Study, to be applied to underlying zoning districts, as appropriate, to eventually eliminate the need for overlays;

NOW, THEREFORE, BE IT RESOLVED, under provision of Section 61.801(b) of the Legislative Code, that the Saint Paul Planning Commission, hereby recommends the following amendments to Section 67.600 of the Zoning Code to the Mayor and City Council of the City of Saint Paul:

moved by _____ Presley _____

seconded by _____ Martinson _____

in favor _____ 13 _____

against _____ 0 _____

Existing language to be deleted shown by ~~strikeout~~. New language to be added shown by underlining.

ARTICLE VI. 67.600. EG EAST GRAND AVENUE OVERLAY DISTRICT

Sec. 67.601. Establishment; intent.

The EG East Grand Avenue Overlay District is established as shown on the official zoning map accompanying this code to provide design standards for development ~~and building height, size, and footprint limits, and to reduce the shortage of parking~~ in the east Grand Avenue area.

Sec. 67.602. Standards and regulations.

- (a) *Design standards.* The TN2 ~~design~~ standards in sections 66.341(a) and 66.343 apply.
- (b) *Building and frontage regulations.*
 - ~~(1) The maximum building footprint shall be twenty-five thousand (25,000) square feet.~~
 - ~~(2) Total building size, above ground, shall be limited to seventy-five thousand (75,000) square feet, including parking.~~
 - ~~(3) Building height shall be limited to three (3) stories and to thirty (30) feet for commercial buildings, three (3) stories and thirty-six feet (36) for mixed commercial residential mixed use buildings, and three (3) stories and forty (40) feet for residential or institutional buildings. No additional height based on setbacks is allowed.~~
 - (1) *Stepbacks.* All portions of a building above a height of forty (40) feet must be stepped back from the minimum front or side street setback lines a distance equal to the additional height, except for front or side street building facades within fifteen (15) feet of the building corner. Buildings must be no more than thirty (30) feet high along property lines abutting RL-H2 lots at an alley; buildings may exceed this thirty (30) foot height limit if stepped back from rear property lines a distance equal to the additional height.
 - (2) *Established building line.* The maximum front and side street setbacks is ten (10) feet. If an interior lot is on or abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. Up to forty (40) percent of the building façade on any lot may exceed this maximum setback to create outdoor seating or gathering areas.
 - (3) *Frontage elements.* The base thirty (30) feet of building sides facing abutting public streets must include elements that relate to the human scale at grade. Elements include doors, windows, projections, awnings, canopies, porches, stoops, etc.
- (c) *Parking.* ~~The provision in section 63.204(a) that exempts a change in use to a new use that requires five (5) or fewer spaces more than the existing use from providing the additional spaces shall not apply.~~