



City of North St. Paul
Planning Commission
Regular Meeting Agenda

May 4, 2023
6:30 PM

The Planning Commission Meeting will be conducted on **May 4, 2023** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission also meets via interactive TV under Minn. Stat. 13D.02. Members of the public interested in attending remotely can log in with the following information:

The **May 4, 2023 Zoom meeting can be accessed via:** <https://tinyurl.com/NSPplanning>
(from a PC, Mac, tablet, iPhone or Android device)

Meeting ID: 821 4097 2224 | Password: 362656 or by phone at 1-929-205-6099

*Participants accessing the meeting by phone please use the following meeting ID:
87556902183*

**You can also watch the meeting on our YouTube channel
here:** <https://tinyurl.com/NSPYouTube>

The Planning Commission Zoom meeting will be 'open to the public to listen in, but will be muted from contributing at all times with the exception of the Public Forum or a Public Hearing.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

STAFF

Brandy Howe, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of 04-06-2023 Meeting Minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

VII. Commission Business, Action Items & Recommendations

A. Zoning Map Amendment Discussion

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is Thursday, June 1st 2023, at 6:30 PM.



To

Planning Commissioners

Date

May 4, 2023

Agenda Placement #

Approval of Minutes

Subject

Approval of 04-06-2023 Meeting Minutes

Background/Facts

N/A

Recommended Action

Staff recommends approval of the 04-06-2023 Planning Commission Meeting Minutes.

Attachments

1. PC Minutes 04-06-2023

Respectfully submitted,
Chris Cherne, Planning Commission/EDA Secretary

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 6, 2023
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Blees called the meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Patrick Blees, Commission Chair
Andrew Wise, Vice-Chair
Erik Brenna, Commissioner
Cameron Muhic, Commissioner
Jim Rathe, Commissioner
Jason Nordby, City Council Liaison

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Motion to adopt agenda by Wise, and seconded by Rathe, with all present voting aye (5-0). Motion carried to adopt the April 6, 2023 Agenda.

IV. APPROVAL OF MINUTES

A. Approval of March 2, 2023 Meeting Minutes

Chair Blees requested a correction under X. “Reports from Staff,” regarding Polar Plaza.

Motion to approve minutes as amended by Brenna, and seconded by Muhic, with all present voting aye (5-0). Motion carried to approve the March 2, 2023 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Discussion of Zoning Map Amendments

Howe provided a brief history of past zoning map amendments. She also identified current and future development areas within the City, noting most properties proposed for rezoning would be zoned R2 or R3 based on their future land use designations.

The Commission had a robust discussion surrounding the necessity for consistency between the zoning map and future land use map. There was some discussion on proactive versus reactive rezoning. Howe suggested that some property owners may be resistant to zoning map changes. They also discussed potential impacts property values and future development opportunities. The Commission questioned the impact of rezoning on property assessments and taxes. Howe stated she does not believe the tax base is assessed on future property development.

After questions from the Planning Commission, Howe clarified the following information:

- Consistency is required between zoning and the Comprehensive Plan
- Clarified the difference between R1, R2, and R3 zoning districts

The Commission directed staff to prepare a detailed report on the proposed properties to the next meeting.

VIII. OLD BUSINESS

There was no old business.

IX. REPORTS FROM STAFF

Howe reported that the Polar Plaza project is progressing slower than anticipated due to high construction prices and interest rates.

X. REPORTS FROM COUNCIL LIAISON

Nordby noted Tuesday's City Council meeting was a record setting 17 minutes long and meals per diem amounts have changed and recommended checking with the Deputy City Clerk Jennie Kloos if there are any questions.

XI. REPORTS FROM COMMISSIONERS

Muhic expressed his concern with residents receiving fines during "No Mow May." Norby suggested seeking advice from the City Attorney on this issue.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Rathe, and seconded by Brenna, with all present voting aye (5-0). Motion carried to adjourn the meeting at 7:37 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, May 3, 2023 at 6:30 p.m.

Members, please notify any planned absences to: Chris Cherne
Planning Commission Secretary
651-747-2400
chris.cherne@northstpaul.org



To	Date
Planning Commissioners	May 4, 2023

Agenda Placement #
Commission Business, Action Items & Recommendations

Subject
Zoning Map Amendment Discussion

Background/Facts
Refer to enclosed staff report.

Recommended Action
N/A

Attachments

1. PC Report 05-04-2023_
2. Zoning Map 2015 (rezoning markup draft)

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report

From: Brandy Howe, Community Development Director
 Meeting Date: May 4, 2023
 Agenda Item: Zoning Map Amendments



BACKGROUND

In August 2015, the City Council approved a complete rewrite to the zoning ordinance. The zoning map was amended shortly thereafter to implement the new zoning ordinance that established new district designations. The zoning map has not been amended since 2015. In 2018, the City Council approved the 2040 Comprehensive Plan. The future land use map indicates areas that are planned for land use change into the future.

As part of the 2023 work plan, the Planning Commission determined that it would review the zoning map as it relates to the Comprehensive Plan and determine areas that may be appropriate for proactive rezoning. At the April 6, 2023 Planning Commission meeting, the Commission initiated its review. At that meeting, the Commission directed staff to prepare a report analyzing each property identified for land use change and how rezoning may impact those properties.

DISCUSSION

The following pages include snippets of properties in the City that are recommended for zoning review based on the future land use map. The legend, below, applies to all zoning and future land use map snippets on the following pages. In addition to the snippets, please refer to the enclosed Zoning Map that depicts the property areas discussed below.

Zoning Legend	Future Land Use Legend
 R1: Single Family Residential  R2: Mixed Residential  R3: Multiple Family Residential  MU1: Downtown Mixed-Use  MU2: Transistional Mixed-Use  MU3: Corridor Mixed-Use	 Corridor Mixed Use  Downtown Mixed Use  Low Density Residential  Medium Density Residential  Multi-Family Residential  Parks  Transitional Mixed Use
R1: Single Family Residential Allowed uses: single family and duplexes Maximum density: density 6.9 du/acre	Medium Density Residential Townhomes, duplexes, and single family (Max. density 6-12 du/acre)

Area 1: 2027 – 2045 17th Avenue East

This area is located at the NE corner of Ariel Street and 17th Avenue E. Area 1 contains three parcels with a combined area of 6.72 acres. All three parcels are completely covered by the shoreland overland zoning district. Casey Lake encroaches into all three and a significant portion lie within the FEMA floodplain.

All three parcels meet the minimum lot width and area requirements for R1, R2, and R3 zoning districts. The proposed medium density (R2) is appropriate for this site, so long as any future development complies with shoreland, floodplain, and watershed district standards.

Rezoning of this area is not necessary for conformity with the zoning ordinance, however, the parcels do meet district requirements should rezoning be recommended.



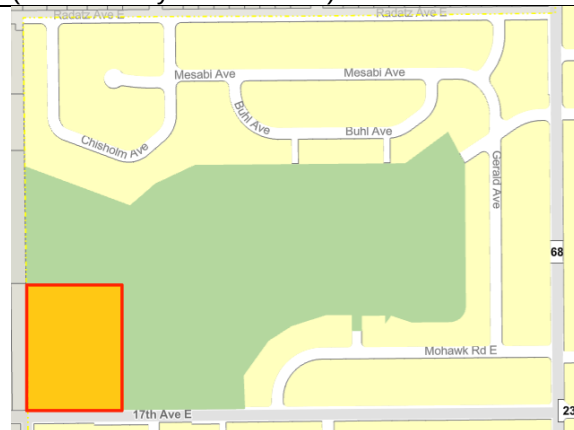
R1: Single Family

Single family and duplexes
(Max. density 6.9 du/acre)



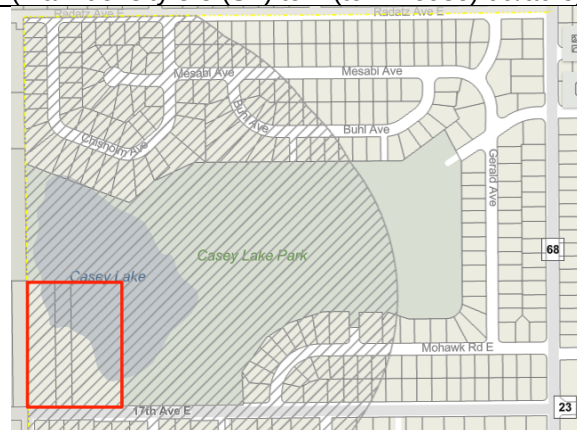
FLU: Medium Density

Townhomes, duplexes, and single family
(Max. density 6-12 du/acre)

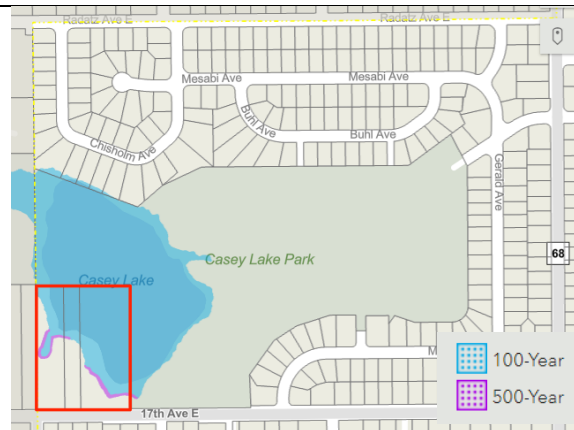


Shoreland Overlay

(Max. density 5.5 (SF) to 7 (townhouse) du/acre)



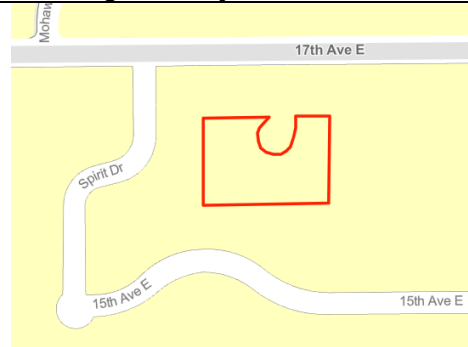
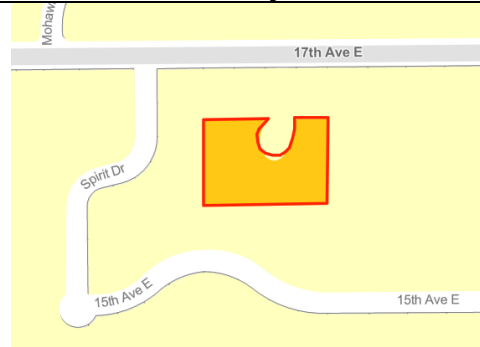
FEMA Floodplain



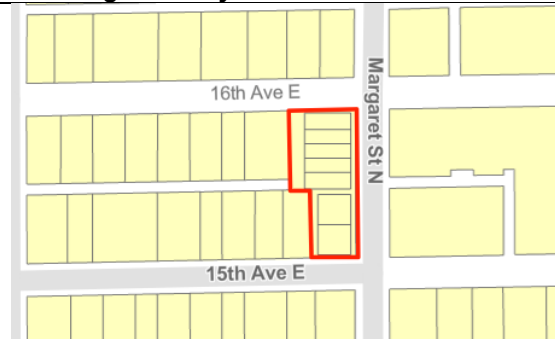
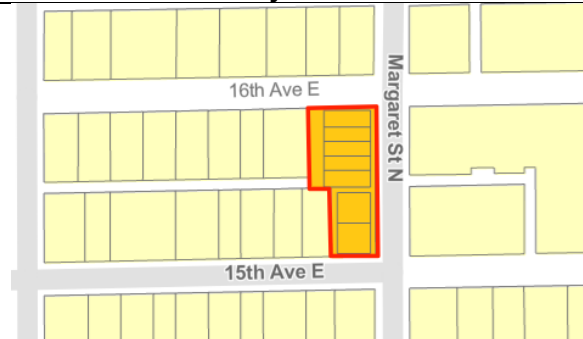
Area 2: Cardinal Gardens

Area 2 is a 1.5 acre condominium plat that was approved as a “cluster housing” development in 2007. This type of subdivision was approved under the previous R1A zoning district. Under today’s zoning ordinance, this would likely be considered a “cottage development” which are allowed in the R2 and R3 districts, but not R1.

Rezoning of Area 2 would bring this area into conformity with the zoning ordinance; however, rezoning isn’t necessary under the PUD approval. In this case the zoning and future land use designation already match.

**R1: Single Family****FLU: Medium Density****Area 3: Margaret Street/15th Ave E**

Area 4 is an approved townhome PUD that was built in 2007. The 0.64-acre site contains 7 dwelling units at a density of 11 dwellings per acre. The maximum density in the R2 zoning district is 12 units. Rezoning this site to R2 would bring the property into conformity with the zoning ordinance; however, rezoning isn’t necessary under the PUD approval. In this case the zoning and future land use designation already match.

**R1: Single Family****FLU: Medium Density**

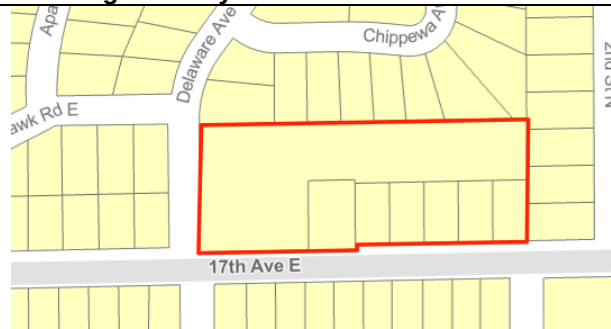
Area 4: Delaware and 17th Avenue

This 3.7-acre area contains existing single family housing and a 2.5-acre vacant site that is owned by the City. The six single-family lots have adequate lot area and lot width for the R1 and R2 zoning districts.

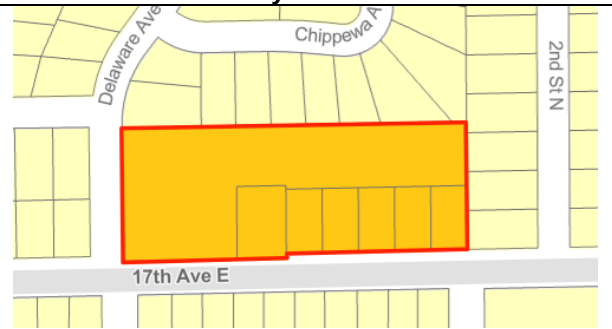
The 2.5-acre city-owned site has redevelopment potential. It is the site of a former church that was demolished around 2010. A plat was approved as a PUD for the site in 2020 that would create six attached two-family (12 dwellings). The developer ultimately decided not to complete the project; the plat and PUD expired, and the land remains in city-ownership. There are developers that have in this site, one of which has expressed interest in resurrecting the approved PUD plat; however, the city has not received any development proposals to date.



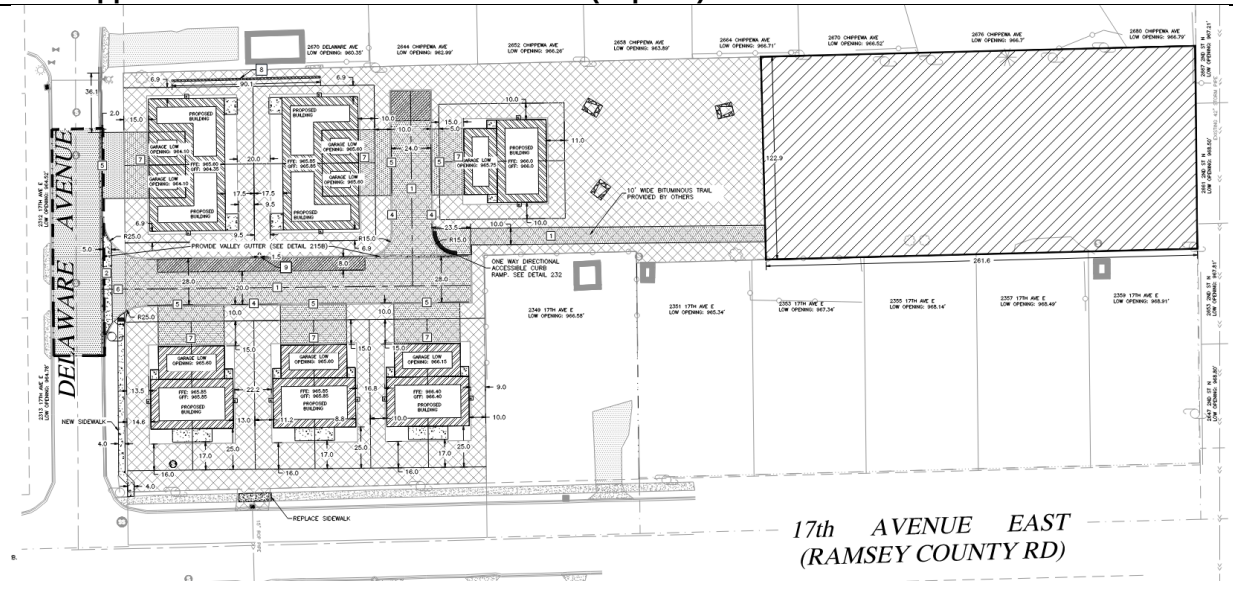
R1: Single Family



FLU: Medium Density



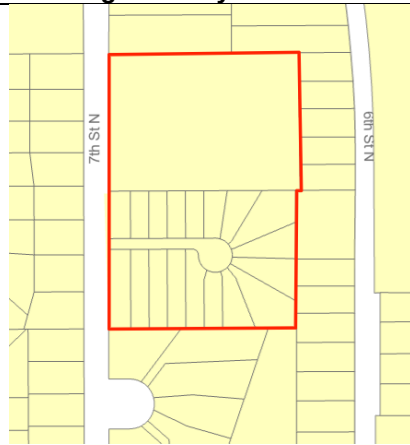
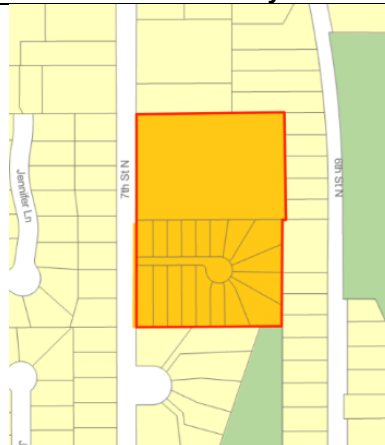
2020 Approved PUD Plat for 2329 17th Ave E. (Expired)



Area 5: 7th Street Townhomes

Area 5 includes the recently approved 7th Street Townhomes PUD and a 3.5-acre lot to the north that is presently occupied by a single family structure. Like Areas 2 and 3, the PUD provides zoning consistency with the future land use.

The 3.5 acre site could be proactively rezoned; alternatively, rezoning could occur at the time that land is proposed for redevelopment, either a straight rezoning or as a PUD.

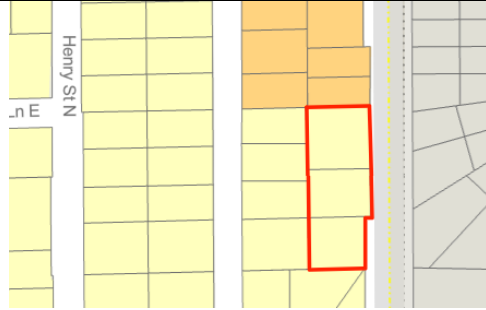
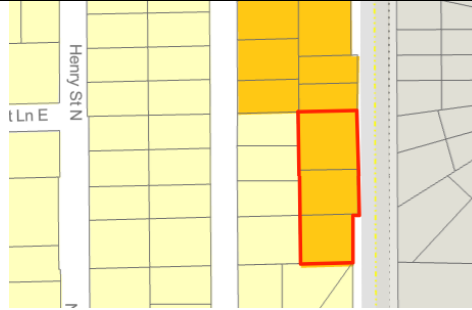
**R1: Single Family****FLU: Medium Density**

Area 6: 2047-2069 Division Street

Area 6 includes 3 single family properties along Division Street. Combined they occupy about 1-acre of land. All three have lot widths of greater than 90 feet.

The properties to the north along Division Street are single family homes that are zoned R2. The properties to the north along Park Row are two-family, also zoned R-2.

The northernmost lots are each large enough that they could be subdivided to create two new single family lots (4 in total). The southernmost lot is not large enough to be subdivided. Combined, these lots could potentially accommodate a townhome redevelopment of up to 11 units.

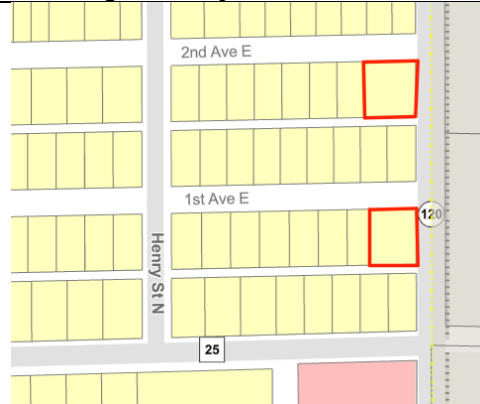
**R1: Single Family****FLU: Medium Density**

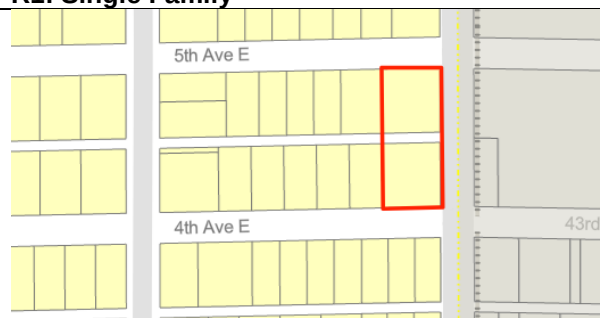
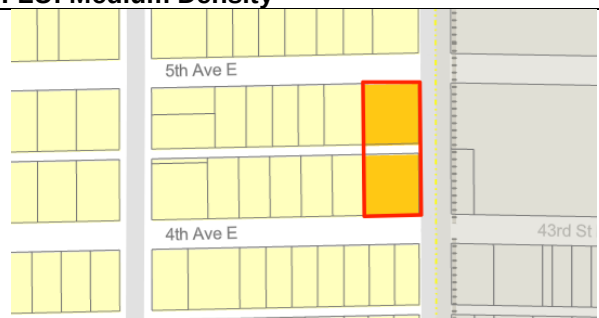
Area 7: 2183 and 2215 Division Street N

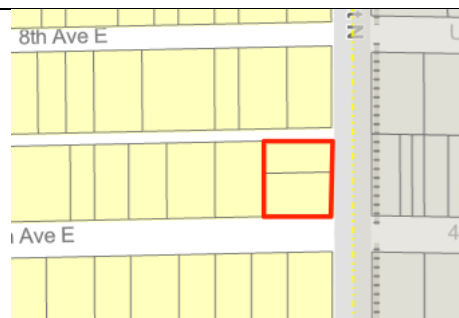
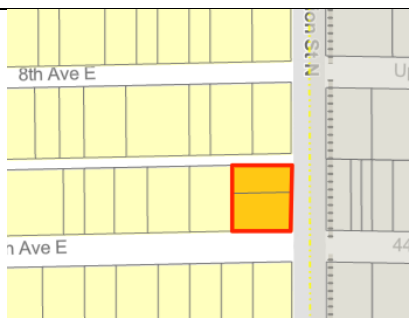
Both 2183 and 2215 are zoned R1.

2183 Division Street is 0.33 acre and 105 feet wide. 2215 Division Street is 0.33-acre and 114 feet wide. Both lots are wide enough to be divided into two lots with either R1 or R2 zoning. If rezoned to R2, the lots could potentially be split and redeveloped to contain four dwellings (2 twins). Under R1 zoning, they are only big enough for two structures if subdivided.

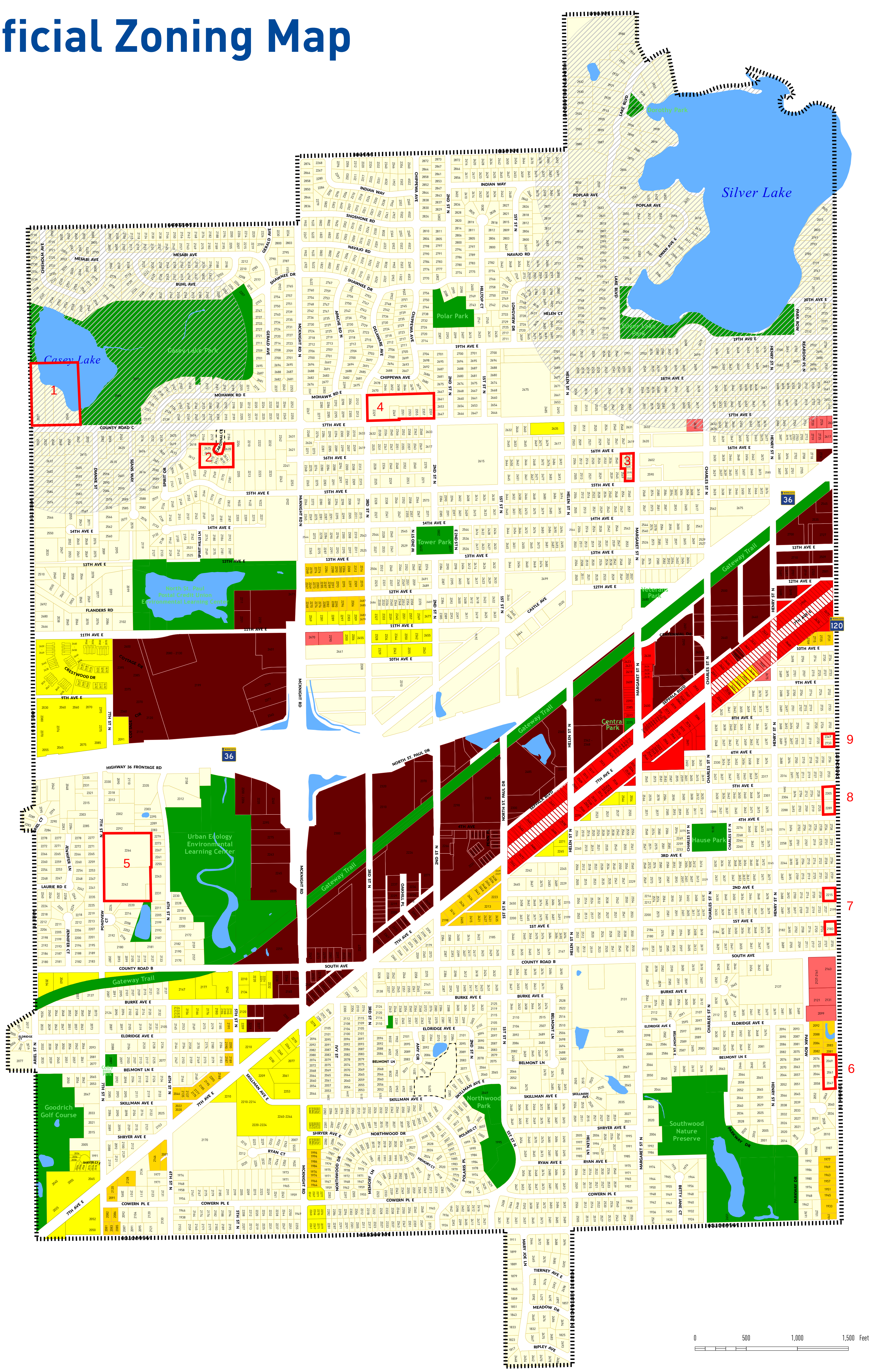
Notably, rezoning to R2 would create “spot zoning” which is a zoning classification that differs from the classification of other land in the immediate area and creates an island.

**R1: Single Family****FLU: Medium Density**

Area 8: 2305 and 2289 Division Street Both 2305 and 2289 are zoned R1. Both properties are 0.33 acre and 114 feet wide. Both lots are wide enough to be divided into two lots with either R1 or R2 zoning. If rezoned to R2, the lots could potentially be split and redeveloped to contain four dwellings (2 twins). Under R1 zoning, they are only big enough for two structures if subdivided. Notably, rezoning to R2 would create “spot zoning” which is a zoning classification that differs from the classification of other land in the immediate area and creates an island.	
R1: Single Family 	FLU: Medium Density 

Area 9: 2349 Division Street and 2733 6th Avenue E 2349 Division St. is 0.14-acre. 2733 6th Ave E. is 0.19-acre. Both parcels are 114 feet wide. If rezoned to R2, the lots could redeveloped to contain four dwellings (2 twins). Notably, rezoning to R2 would create “spot zoning” which is a zoning classification that differs from the classification of other land in the immediate area and creates an island.	
R1: Single Family 	FLU: Medium Density 

Official Zoning Map



Residential Districts

- R-1** R-1: Single Family Residential District
- R-2** R-2: Mixed Residential District
- R-3** R-3: Multiple Family Residential District

Mixed-Use Districts

- MU-1** MU-1: Downtown Mixed-Use District
- MU-2** MU-2: Transitional Mixed-Use District
- MU-3** MU-3: Corridor Mixed-Use District

Overlay Districts

- D-1** D-1: Downtown District Overlay
- S-1** S-1: Shoreland Overlay

Special Districts

- LID** LID: Low-Impact Development
- PUD** PUD: Planned Unit Development

Parks

Map Revised: September 22, 2015
Data Sources
Ramsey County GIS (8/31/2015)
City of North Saint Paul

