



**City of North St. Paul
Planning Commission
Regular Meeting Agenda**

**June 1, 2023
6:30 PM**

The Planning Commission Meeting will be conducted on **June 1, 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 **June 1, 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 05-04-2023 Meeting Minutes

V. Meeting Open to the Public

VI. Public Hearings

- A. Amendment to the Lillie Redevelopment Planned Unit Development
- B. Amendment to the 2040 Comprehensive Plan text

VII. Commission Business, Action Items & Recommendations

- A. Zoning Map Amendment Discussion

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is July 6, 2023 at 6:30 PM.



**Planning Commission
Regular Meeting Minutes
May 4, 2023
6:30 PM**

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

I. CALL TO ORDER

Chair Patrick Blees called the meeting to order at 6:30 PM.

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

Blees asked for a motion to adopt the 05-04-2023 Planning Commission meeting agenda.
M/Brenna, S/Rathe.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of April 6, 2023 Meeting Minutes

Blees requested a grammatical error on Section VII. Item A be corrected.
Blees asked for a motion to approve the April 6, 2023 meeting minutes as amended.
M/Wise, S/Muhic.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

John Schmahl, 2750 Chisholm Avenue, shared his concerns that zoning map amendments may have a negative impact on the people of North St. Paul and requested the Commission notify property owners if any decisions will affect their property.



VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Zoning Map Amendment Discussion

The Planning Commission discussed a variety of inconsistencies between the current zoning map and future land use (FLU) map and questioned the impact of rezoning on the following properties:

Area 1: 2027-2045 17th Avenue East

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area is not necessary for conformity with the zoning ordinance. The Commissioners agreed not to preemptively rezone this site.

Area 2: Cardinal Gardens

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area would bring the area into conformity with the zoning ordinance; however, rezoning is not necessary given its planned unit development (PUD) approval. The Commissioners agreed not to preemptively rezone this site.

Area 3: Margaret Street/15th Ave E

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area would bring the area into conformity with the zoning ordinance; however, rezoning is not necessary under the PUD approval. The Commissioners agreed not to preemptively rezone this site.

Area 4: Delaware and 17th Avenue

The site is currently zoned Single Family and the FLU designation is medium density residential. A plat for the pan-handle shaped parcel was approved as a PUD in 2020 and has since expired as the developer decided not to complete the project. Rezoning the area could provide incentive for future development. A potential negative impact of rezoning would include the loss of design control. The Commissioners agreed not to preemptively rezone this site.

Area 5: 7th Street Townhomes

The site is currently zoned Single Family and the FLU designation is medium density residential. Rezoning of this area could bring the townhome site into conformity with the zoning ordinance; however, rezoning is not necessary under the PUD approval. The Commission agreed to approach the property owner to the north about the option to rezone. The Commission will continue its conversation on this site based on the outcome of the discussion with the property owner.

Area 6: 2047-2069 Division Street N

The site is currently zoned Single Family and the FLU designation is medium density residential. Aside from the fact that the parcels are along Highway 120 and that surrounding areas are planned for medium density, there is no readily apparent reason as to why these parcels were



selected for rezoning. The Commissioners agreed not to preemptively rezone this site. Another factor to consider is the future reconstruction of MN Highway 120.

Areas 7, 8, 9: 2183 and 2215 Division Street N, 2305 and 2289 Division Street N, 2349 Division St and 2733 6th Ave E

The site is currently zoned Single Family and the FLU designation is medium density residential. If rezoned to R2, the lots could be split to contain four dwellings (2 twins), although it would create an island of spot zoning that would differ from the immediate surrounding area. The Commission agreed to hold off on preemptively rezoning these areas due to the uncertainty of MnDOT's future plans with Highway 120 and to avoid the practice of spot zoning.

Wise stated that if the City wants to welcome development, particularly with areas 4 and 5, it should take the initiative to rezone any desirable parcels. Wise clarified that rezoning does not force the property owners to do anything, but sets the stage for a more long-term vision of the City. Blees agreed.

XI. REPORTS

Wise promoted the Citywide Garage Sale event that takes place from May 4-6, 2023.

Blees and Muhic advertised the Citywide Cleanup scheduled on Saturday, May 13, 2023 from 8:00 AM-11:00 PM at the Public Works facility.

Howe stated that a right of way encroachment agreement at 2649 7th Ave E was approved at the May 2, 2023 City Council meeting.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:48 PM.

M/Rathe, S/Muhic.

Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, June 1, 2023 at 6:30 p.m.

Members, please notify any planned absences to: Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To

Planning Commissioners

Date

June 1, 2023

Agenda Placement #

Public Hearings

Subject

Amendment to the Lillie Redevelopment
Planned Unit Development

Background/Facts

Refer to enclosed staff report related to the Lillie Redevelopment project.

Recommended Action

Recommend approval of the proposed PUD amendment to City Council.

Attachments

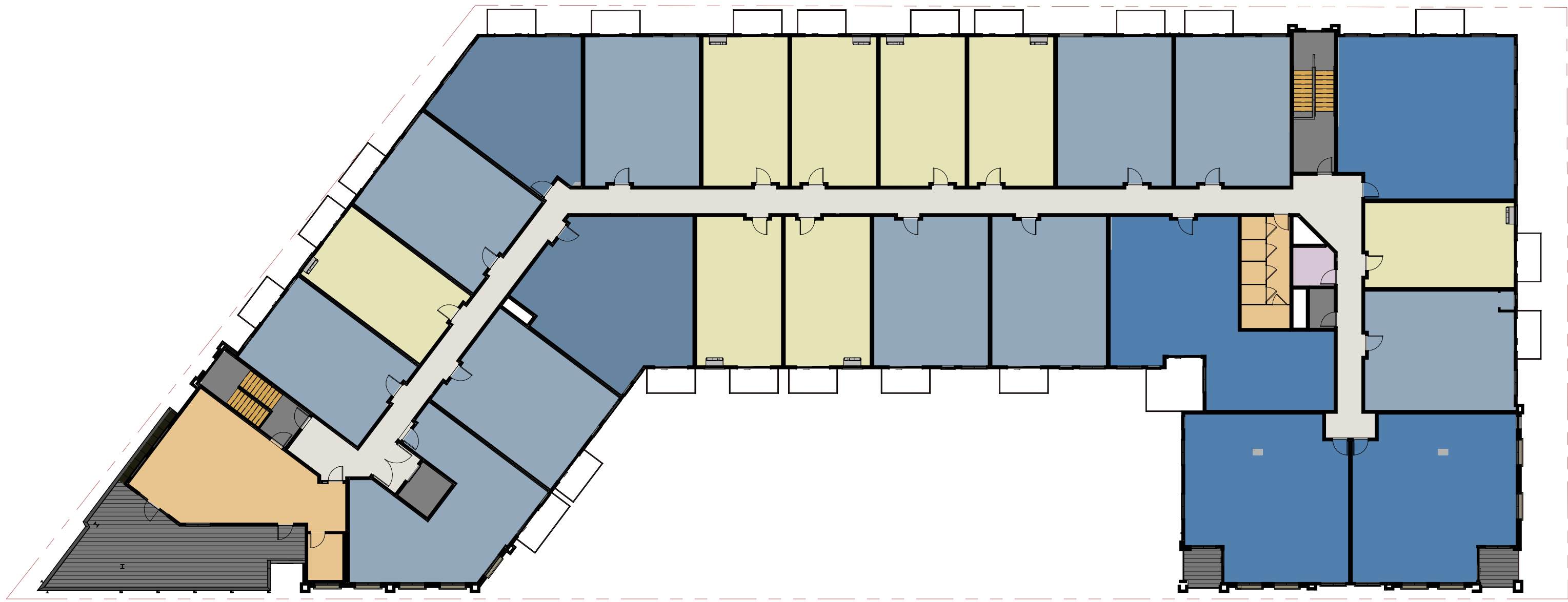
1. Lillie Building Elevations (As Amended)
2. RESOLUTION PUD Amendment

Respectfully submitted,
Brandy Howe, Community Development Director

UNIT MIX		
Department	COUNT	PERCENTAGE
1 BED	30	36%
1 BED + DEN	5	6%
2 BED	14	17%
LIVE/WORK	9	11%
STUDIO	26	31%
TOTAL: 84		

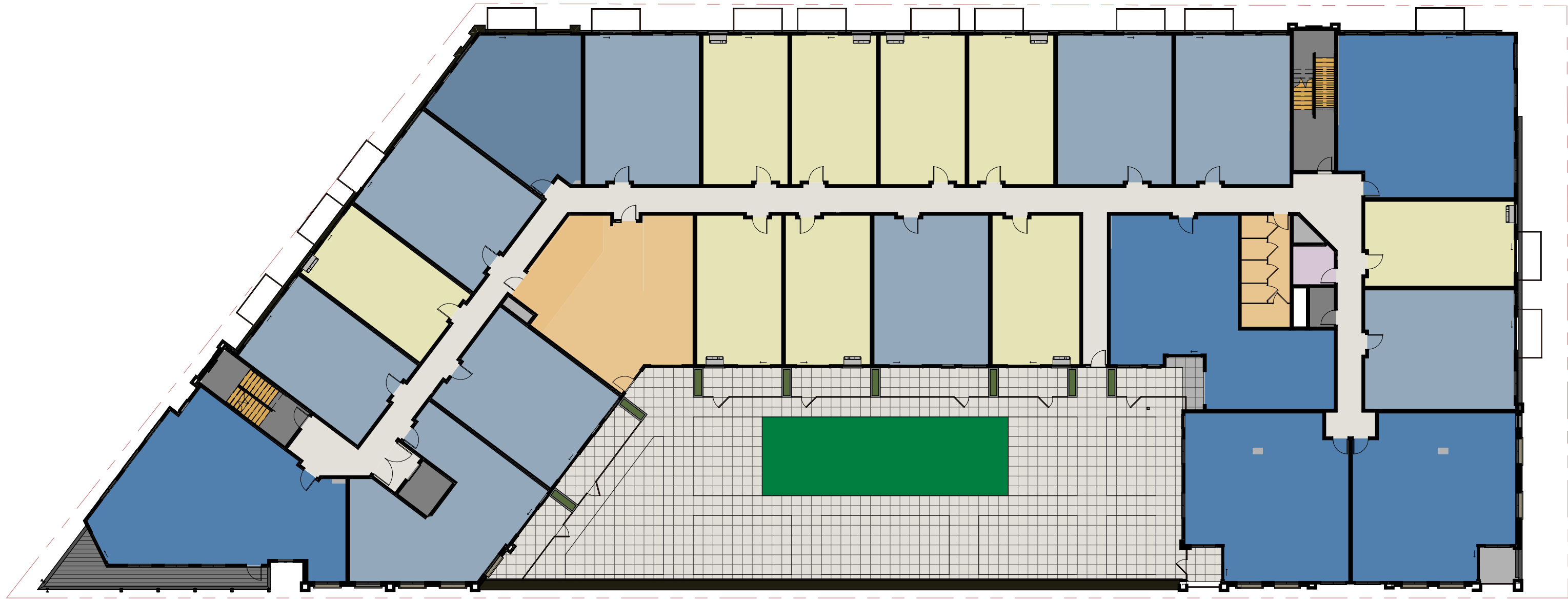
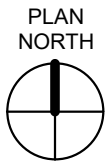
ROOM TYPE LEGEND

- STUDIO
- LIVE/WORK
- 1 BED
- 1 BED + DEN
- 2 BED
- COMMERCIAL OR RESIDENTIAL UNITS
- COMMON AREA
- DOG PARK
- EXTERIOR PATIO
- COMMERCIAL
- VERTICAL CIRCULATION
- CIRCULATION
- GARAGE
- UTILITY



4TH FLOOR PLAN

1" = 20'-0"



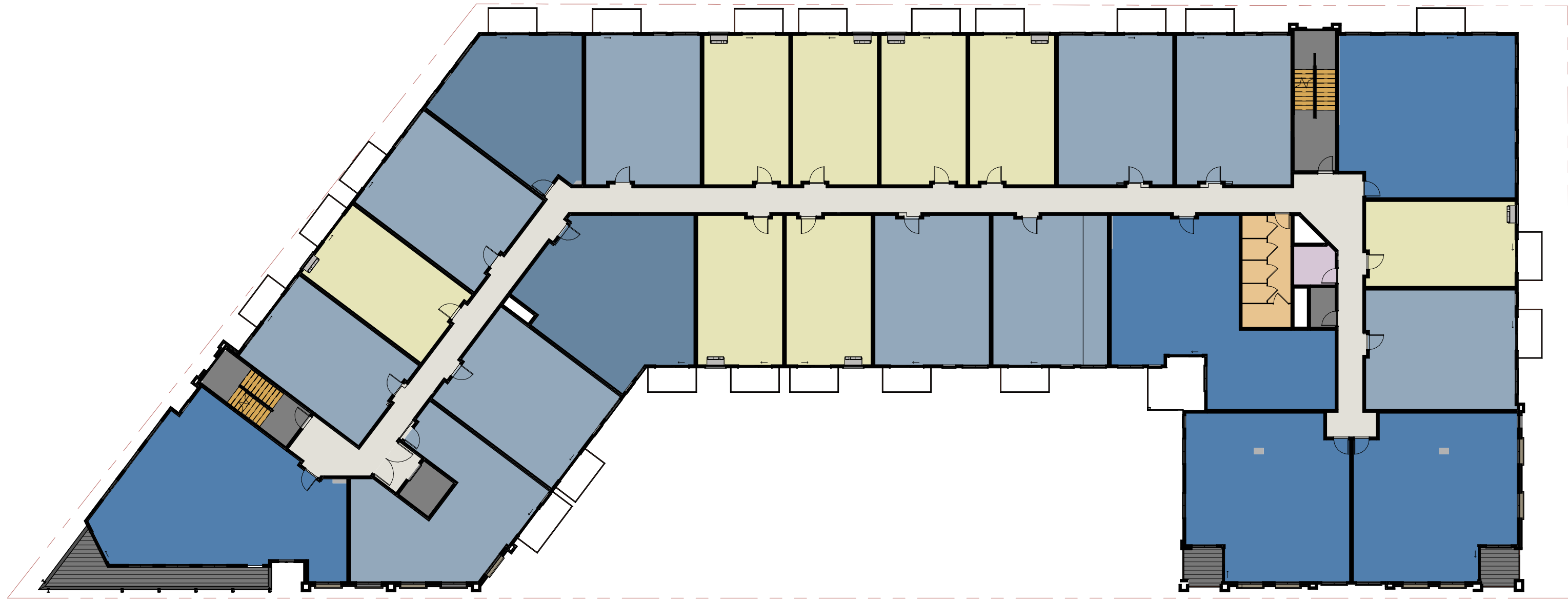
2ND FLOOR PLAN

1" = 20'-0"



LOWER FLOOR (-1) PLAN

1" = 20'-0"



3RD FLOOR PLAN

1" = 20'-0"



1ST FLOOR PLAN

1" = 20'-0"

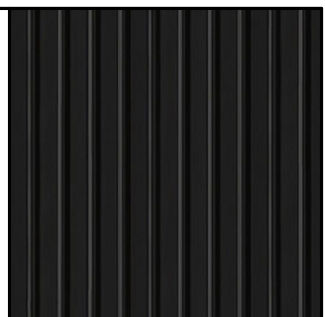


EXTERIOR FINISH KEY

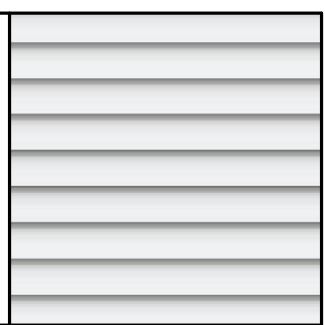
MATERIAL #1:
BASIS OF DESIGN: METAL SIDING
COLOR: BURNISHED SLATE
ORIENTATION: HORIZONTAL



MATERIAL #2:
BASIS OF DESIGN: BOARD & BATTEN SIDING
COLOR: MIDNIGHT BRONZE
ORIENTATION: VERTICAL



MATERIAL #3:
BASIS OF DESIGN: LAP SIDING
COLOR: STONE WHITE
ORIENTATION: HORIZONTAL



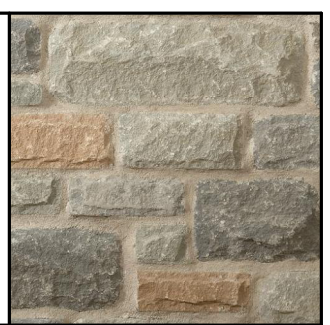
MATERIAL #4:
BASIS OF DESIGN: LAP SIDING
COLOR: BURNISHED SLATE
ORIENTATION: HORIZONTAL



MATERIAL #5:
BASIS OF DESIGN: BRICK MASONRY
PATTERN: RUNNING BOND



MATERIAL #6:
BASIS OF DESIGN: STONE
PATTERN: CITADEL BUILDING STONE
COLOR: FRENCH COUNTRY



MATERIAL #7:
BASIS OF DESIGN: CMU
PATTERN: ROCKFACE
COLOR: MULTICOLORED TAN



7TH AVE ELEVATION
1/8" = 1'-0"



PATIO EAST ELEVATION
1/8" = 1'-0"



PATIO NORTH ELEVATION
1/8" = 1'-0"



PATIO WEST ELEVATION
1/8" = 1'-0"



PLAN EAST ELEVATION
1/8" = 1'-0"



SEPPALA BLVD ELEVATION
1/8" = 1'-0"



HELEN ST ELEVATION
1/8" = 1'-0"

NORTH ST. PAUL

RESOLUTION #2023-###

**RESOLUTION APPROVING AN
AMENDMENT TO A PLANNED UNIT DEVELOPMENT
AT 2503, 2209, 2515, AND 2517 7TH AVNEUE E
(AKA LILLIE REDEVELOPMENT PROJECT)**

WHEREAS, Jim LaValle of TJL Development, hereinafter the “Applicant/Developer”, has applied for an amendment to the approved Planned Unit Development for the Lillie Redevelopment Project on land located at 2503, 2509, 2515, and 2517 7th Avenue E., which is legally described as:

Parcel 1: Lots 3, 4, 5, and 6 Block 19, EXCEPT the East 25 feet of said Lot 6, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574425 (Includes Additional Land))

Parcel 2: The East 25 feet of Lot 6 and all of Lots 7 and 8, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574425 (Includes Additional Land))

Parcel 3: Lot 9, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574424)

Parcel 4: Lots 10 and 11, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Abstract Property)

WHEREAS, the amendment to the PUD is requested to (1) modify the dwelling unit count from 82 to 84, (2) eliminate the 1,575 square foot commercial area originally proposed, (3) reduce the parking stall count from 93 to 91 to comply with ADA requirements and satisfy a condition of the PUD approval Resolution 083, and (4) modify the exterior building design; and

WHEREAS, the North St. Paul Planning Commission met and held a public hearing on June 1, 2023 to hear public testimony on the requested PUD amendment; and

WHEREAS, the City Council of the City of North St. Paul has reviewed the requested PUD amendment and Planning Commission recommendation;

BE IT RESOLVED that the City Council of the City of North St. Paul hereby approves the Amended Planned Unit Development for land at 2503, 2509, 2515, and 2517 7th Avenue E. subject to the following conditions:

1. The following documents comprise the Planned Unit Development as approved by City Council on September 20, 2022 and as Amended on June 6, 2023:

Plan A Approved Final Development Plan (Approved by City Council on September 20, 2022)

East 7th Avenue Mixed-Use prepared by Civil Site Group (15 sheets)

- A.1. ALTA/NSPS Land Title Survey (Sheet V1.0)
- A.2. Removals Plan (Sheet C1.0)
- A.3. Site Plan (Sheet C2.0)
- A.4. Grading Plan (Sheet C3.0)
- A.5. Utility Plan (Sheet C4.0)
- A.6. Civil Details (Sheets C5.0-C5.2)
- A.7. Landscape Plan (Sheets L1.0-L1.1)
- A.8. Stormwater Pollution Prevention Plan (Sheets SW1.0-SW1.3)

Plan B Architectural Renderings – prepared by Momentum Design Group (Sheets X05-X06) (Conditionally approved by City Council on June 6, 2023)

Plan C Photometric Plan – Prepared by jth Lighting Alliance (Sheet X10) (Approved by City Council on September 20, 2022)

Plan D Trip and Parking Generation Summary – prepared by Kimley Horn (Approved by City Council on September 20, 2022)

2. Execution of a development agreement outlining the proposed development's on-site and off-site improvements, ownership, maintenance responsibilities, and financial securities shall be required.
3. Satisfaction of any outstanding engineering issues as determined by the City Engineer as outlined in the August 25, 2022 engineering review memo from City Engineer, Morgan Dawley and Lydia Ener.
4. Plan B may be modified to adjust the design of the building parapet subject to review and approval by the Community Development Director.
5. All construction on and maintenance of the development shall comply with Plans A – D, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
6. Approval of Resolution ### approving a Comprehensive Plan amendment to modify the density bonus option from 110 dwelling units per acre to a maximum of 130 dwelling units per acre.
7. Approval of the above-proposed Comprehensive Plan text amendment by the Metropolitan Council.

ADOPTED this 6th day of June, 2023.

Motion by Council Member
Second by Council Member

Voting: Ayes:
Nays:
Absent:
Abstain:

John Monge, Mayor

ATTEST:

Brian Frandle, City Manager/Clerk



To

Planning Commissioners

Date

June 1, 2023

Agenda Placement #

Public Hearings

Subject

Amendment to the 2040 Comprehensive
Plan text

Background/Facts

See enclosed staff report related to the Lillie Redevelopment project and the associated Comprehensive Plan amendment.

Recommended Action

Recommend approval of the proposed Comprehensive Plan text amendment to City Council.

Attachments

1. Staff Report related to Lillie Redevelopment PUD and Comp Plan Amendment 06-01-2023
2. RESOLUTION 2023 Comp Plan Amendment

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report



From: Brandy Howe, Community Development Director
Meeting Date: June 1, 2023
Agenda Item: Lillie Development PUD Amendment and Comprehensive Plan Amendment

GENERAL INFORMATION

Applicant/Owner: Jim LaValle, TJL Development
Subject Property: 2503, 2509, 2515, and 2517 7th Avenue E
Notice: Notice of the public hearing for this Planned Unit Development request was published in the Star Tribune on May 21, 2023 and mailed to owners within 350 feet of the subject property on May 22, 2023.

PROJECT OVERVIEW

Jim LaValle, of TJL Development, received PUD approval in September 2022 to redevelop a 0.74-acre site at the corner of Helen Street and 7th Avenue as a mixed-use, market rate building with 82 dwelling units and a 1,575 square foot commercial area. The developer has been working over the past nine months to secure funding for the project. Unfortunately, high interest rates and high construction costs have caused the developer to adjust the design of project to make it financially feasible. The proposed adjustments have been deemed substantial enough by planning staff to require an amendment to the approved PUD. Per city ordinance, PUD amendments follow the same process for the initial PUD which includes a public hearing by the Planning Commission and review/approval by City Council.

PUD AMENDMENT ANALYSIS

Modifications to the project include:

1. Elimination of the dedicated commercial space and changing this area instead to first floor live/work units. This change increases the residential unit count from 82 dwellings to 84 dwellings. This alteration also triggers an amendment to the density bonus for this site per the Comprehensive Plan (described in detail later in this report).
2. Reduction of two parking spaces for compliance with ADA requirements. This was listed as a requirement per the original PUD approval resolution dated September 2022.
3. Slight modification of the exterior building design (described in further detail, below).

	<i>Approved PUD</i>	<i>PUD as Modified</i>
Commercial space	1,575 SF	0 SF
Dwelling units	82	84
Parking	93 stalls	91 stalls
Exterior building design	Refer to approved elevations	Refer to proposed elevations

Proposed design modifications to Lillie Building

Note that in the images that follow, the approved PUD design is in color.

1. **Change in design of angle balcony at 7th Ave/Helen St.** In the original drawings, the design showed this corner as a cantilevered balcony with lowered railing walls. During the design development phase, ERA Structural Engineering, determined that the constructability of the originally drawn element was not feasible. The design team believes that the even though this element has slightly changed it still strongly represents the intent of the design and enhances the industrial look that was always sought after.

Approved Design



Amended Design



2. **Loss of commercial architectural detailing.** Where the commercial space is switched for residential, the windows and architecture were modified. The design team refined this area for security and privacy reasons with the removal of commercial space. The overall height of the first-

floor windows was reduced with the elimination of the dedicated commercial space, which required a taller ceiling height. The design team deleted a vertical row of glazing to allow for more wall surface on the exterior for more appropriately sized living and sleeping spaces. The design team also refined and standardized the glazing size along the Live/Work units. It is their intent to have as much glazing as possible and to keep the original design concept as intact as possible.

Approved Design



Amended Design



3. **Modification in stair tower glazing.** The stair tower was modified for better constructability when moving into the design development phase. The windows were revised to become punched windows with metal panels between them.

Approved Design



Amended Design



4. **Change in Material #2.** All of the materials will be the same, except Material #2, which changed from metal siding to board and batten siding. Per the architect, this change is meant to mimic the original design and have the same color and boxy form as the original.
5. **Modification of parapet cap.** The image in the Amended Design below does not match the approved version and is not quite the final design as drawn, below. The design team intends to change the profile of the parapet cap on the brick sided areas to update it to a more modern style. It will still have a similar aesthetic as originally drawn.

Approved Design



Amended Design



Overall, it is staff's opinion that the developer and architect team worked hard to maintain the approved design to the best of their ability while modifying the project to adjust for unanticipated market realities. The building design, though slightly modified, retains the high-quality aesthetic that was originally promised.

COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned, above, the increase in dwelling units triggers the need to amend the Comprehensive Plan. At 84 units, the site would exceed the density allowance for this site which is 110 dwelling units per acre on this site. At 84 dwellings, the density of the development increases to 114 dwelling units per acre.

The proposed Comprehensive Plan amendment adjusts the density bonus option to allow up site-specific bonus of up to 130 dwelling units per acre if approved by City Council (up from 110 dwellings per acre). The amendment will recognize that in certain situations, based upon accepted criteria, the City may allow a density bonus of up to 130 units/acre. This modification will allow approval of the current project. Any future site considered for a density bonus would require another map amendment and would prompt extensive engineering analysis and scrutiny. At the present time the amendment is being prepared for the specific Lille redevelopment project.

NEXT STEPS

- Planning Commission public hearing on June 1, 2023
- City Council review and consideration on June 6, 2023
- Application to Metropolitan Council on June 7th, or shortly thereafter, for the Comprehensive Plan amendment.

RECOMMENDATION

If the Planning Commission finds the requested use and architectural modifications acceptable, staff recommends the requested PUD and Comprehensive Plan amendments.

EXHIBITS

1. Approved PUD building design
2. Proposed amended PUD design
3. Resolution approving the amended planned unit development
4. Resolution approving the Comprehensive Plan Amendment

NORTH ST. PAUL

RESOLUTION #2023-###

**RESOLUTION APPROVING A TEXT AMENDMENT TO
THE 2040 NORTH ST PAUL COMPREHENSIVE PLAN**

WHEREAS, the 2040 Comprehensive Plan is a planning tool intended to guide the future growth and development of the City in a manner that conforms with the metropolitan system plans and complies with the Metropolitan Land Planning Act and other applicable planning statutes; and

WHEREAS, since the adoption of the 2040 Comprehensive Plan, the Metropolitan notified the City that it requires every city to establish a maximum density for residential areas so that regional sewer capacity can be evaluated similarly in each city; and

WHEREAS, the 2040 Comprehensive Plan establishes a maximum residential density for the Downtown Mixed Use land use designation is limited to 22 units per acre unless a density bonus is granted by the City Council, in which case that density may increase up to 110 units per acre; and

WHEREAS, the proposed text amendment would adjust the density bonus to be a maximum of 130 units per acre if approved by City Council; and

WHEREAS, the Planning Commission has considered the proposed text amendment and all public comments on June 1, 2023 and recommended approval of the same;

BE IT RESOLVED that the City Council of the City of North St. Paul hereby approves the text amendment to the 2040 Comprehensive Plan as indicated in Exhibit A, subject to review and approval by the Metropolitan Council.

ADOPTED this 6th day of June, 2023.

Motion by Council Member
Second by Council Member

Voting: Ayes:
Nays:
Absent:
Abstain:

John Monge, Mayor

ATTEST:

Brian Frandle, City Manager/Clerk

EXHIBIT A

COMPREHENSIVE PLAN AMENDMENT TEXT

Table 4-3: Future Land Use Category Summary and Comparison (Chapter 4, Page 12)

	2040 Plan Density Range	
	Min: 12	Max: 22 ¹
Downtown Mixed Use: Established to reflect and enhance the small-town and pedestrian friendly atmosphere while encouraging development and redevelopment consistent with the historic character. Encourage both vertical and horizontal mixed use. High density residential is appropriate.		
¹ Areas that are eligible for a Density Bonus are depicted on Map 4-4 where the maximum density may be increased up to 110 130 units per acre with City Council approval.		



To	Date
Planning Commissioners	June 1, 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 06-01-2023

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report

From: Brandy Howe, Community Development Director
 Meeting Date: June 1, 2023
 Agenda Item: Zoning Map Amendments

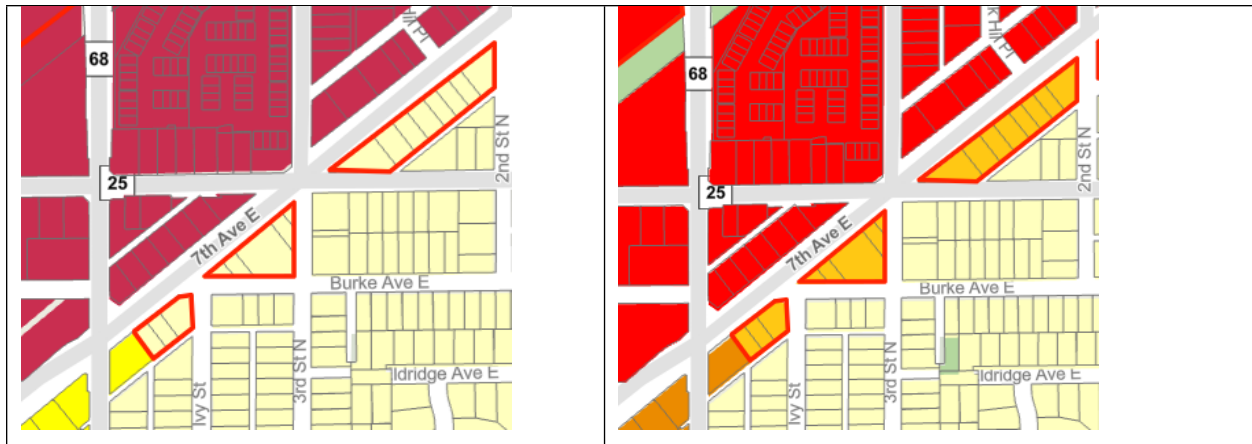


BACKGROUND

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 which established new district designations. The zoning map has not been amended since 2015.

On April 6, 2023, the Planning Commission reviewed the existing zoning map as it compares to the Comprehensive Plan and the future land use map. At that meeting, the Commission directed staff to prepare a report analyzing each property proposed for rezoning to determine possible impacts and to guide discussion on next steps. On May 4, 2023, the Planning Commission analyzed half of the areas in the city where the existing zoning is inconsistent with the future land use designation per the Comprehensive Plan. The following pages include staff's review of the remaining properties.

Area 10: South side of 7th Avenue between McKnight and 2nd Street The properties in Area 10 are presently zoned for single-family but the future land use designation is medium density residential. The existing use of all properties with this designation is single family. The properties are sufficiently small that higher density development would only be feasible with lot consolidation.	
Zoning Legend - R1: Single Family Residential - R2: Mixed Residential - R3: Multiple Family Residential - MU1: Downtown Mixed-Use - MU2: Transitional Mixed-Use - MU3: Corridor Mixed-Use	Future Land Use Legend - Corridor Mixed Use - Downtown Mixed Use - Low Density Residential - Medium Density Residential - Multi-Family Residential - Parks
Existing Zoning: 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)



Area 11: South side of 7th Avenue between 2nd Street and 1st Street

This area is presently zoned R2 Mixed Residential which allows up to 12 dwellings per acre. Combined, this block contains 2 acres. Like Area 10, these parcels are presently occupied by single family houses. Also like Area 10, most are sufficiently small that higher density development would only be feasible with lot consolidation.



Zoning Legend

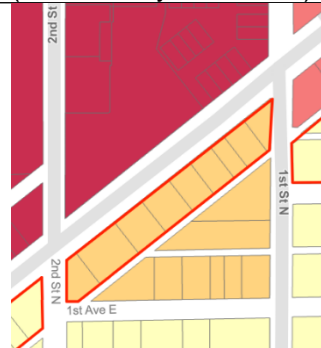
 R1: Single Family Residential
 R2: Mixed Residential
 R3: Multiple Family Residential
 MU1: Downtown Mixed-Use
 MU2: Transitional Mixed-Use
 MU3: Corridor Mixed-Use

Future Land Use Legend

 Corridor Mixed Use
 Downtown Mixed Use
 Low Density Residential
 Medium Density Residential
 Multi-Family Residential
 Parks

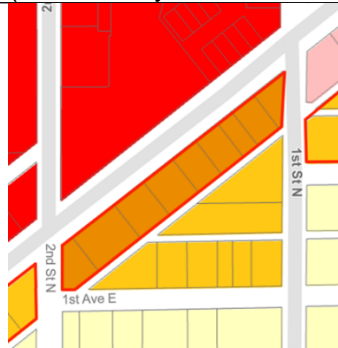
Existing Zoning: R2 Mixed Residential

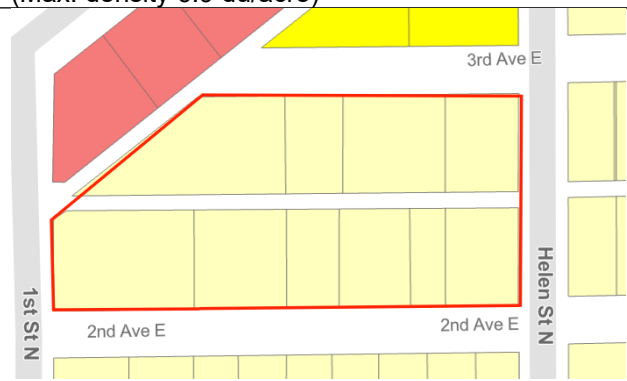
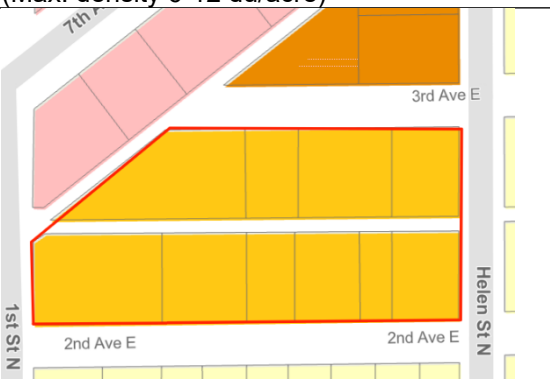
Single family, duplexes, townhouses, multifamily
(Max. density 12 du/acre)



Future Land Use: Multifamily (High Density)

Apartments, condos, etc.
(Max. density 12 -22 du/acre)



Area 12: Block between 1st Street/Helen Street and 3rd Avenue/2nd Avenue This block is occupied by single family homes and a vacant city-owned parcel that holds a stormwater pond (NW property in block). Like earlier areas discussed above, there is redevelopment potential in this block if parcel consolidation occurs.	
Zoning Legend R1: Single Family Residential R2: Mixed Residential R3: Multiple Family Residential MU1: Downtown Mixed-Use MU2: Transitional Mixed-Use MU3: Corridor Mixed-Use	Future Land Use Legend Corridor Mixed Use Downtown Mixed Use Low Density Residential Medium Density Residential Multi-Family Residential Parks
Existing Zoning: R1 - Single Family Single family and duplexes (Max. density 6.9 du/acre) 	Future Land Use: Medium Density Townhomes, duplexes, and single family (Max. density 6-12 du/acre) 

Area 13a: Downtown Private Parking

Area 13a covers the parking lots for a new multiuse building constructed in 2020 at 2526 7th Avenue as well as parking for 2510 7th Avenue. Rezoning is not recommended for the property on the east that is presently zoned MU-3. Rezoning is an option for the property zoned R2, however, note that surface parking is a permitted use.

Area 13b: The triangular parcel zoned R2 in area 13b is off street parking for apartments across the alley. The MU1 zoning would match the parking lot zoning to it's related use/adjacent property. Like earlier areas discussed above, there is redevelopment potential in the remainder of this block if parcel consolidation occurs.

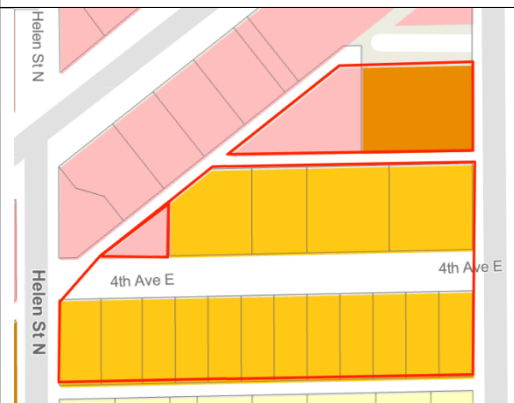
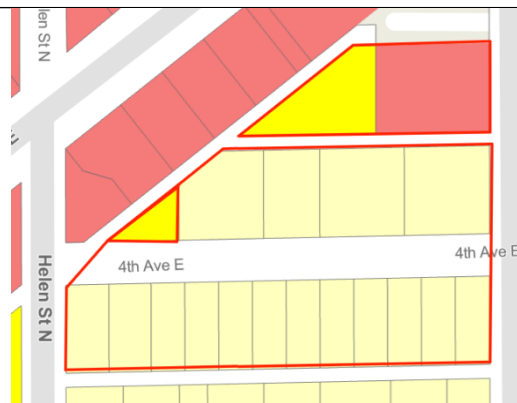


Zoning Legend

	R1: Single Family Residential
	R2: Mixed Residential
	R3: Multiple Family Residential
	MU1: Downtown Mixed-Use
	MU2: Transitional Mixed-Use
	MU3: Corridor Mixed-Use

Future Land Use Legend

	Corridor Mixed Use
	Downtown Mixed Use
	Low Density Residential
	Medium Density Residential
	Multi-Family Residential
	Parks



Area 14: is presently zoned R1 single family and is fully developed as a single family neighborhood. The existing homes abut the city-owned parking lot that serves the downtown. This area may be a candidate for rezoning given its proximity to the downtown and position next to a large parking facility.

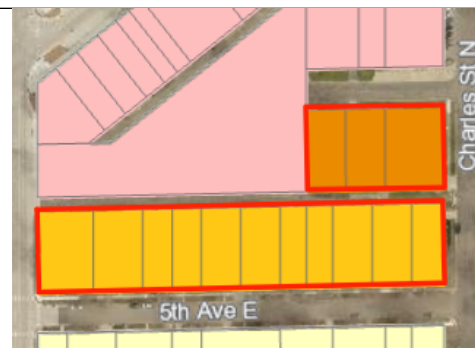
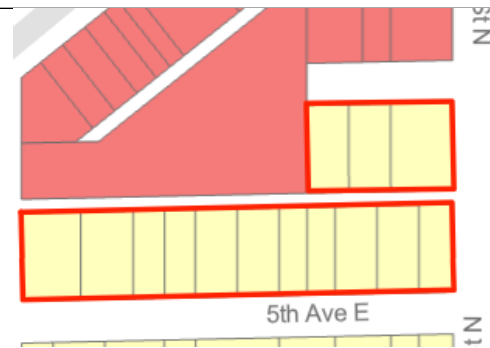


Zoning Legend

- R1: Single Family Residential
- R2: Mixed Residential
- R3: Multiple Family Residential
- MU1: Downtown Mixed-Use
- MU2: Transitional Mixed-Use
- MU3: Corridor Mixed-Use

Future Land Use Legend

- Corridor Mixed Use
- Downtown Mixed Use
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Parks



Area 15a: is presently zoned R3 multifamily residential which allows for residential density up to 22 units per acre. The existing use of these four parcels is single family residential. The proposed future land use for this area is downtown mixed use. Residential dwellings are permitted in the MU-1 (downtown mixed use) zoning district with density limits that match the R3 district. If rezoned, these lots have the opportunity to transition to commercial uses if the market demands it.

Area 15b: this area is presently zoned R1 single family and is presently developed as single family. Combined, this area measures 6.9 acres. If rezoned, these four blocks present opportunities for higher density housing (potentially up to 82 dwellings).

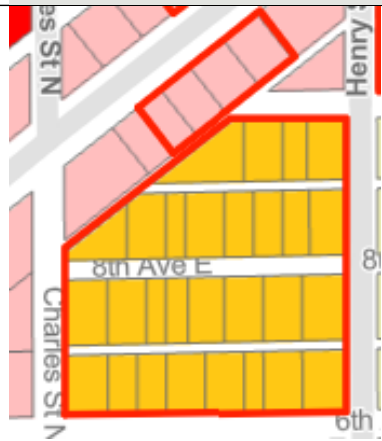
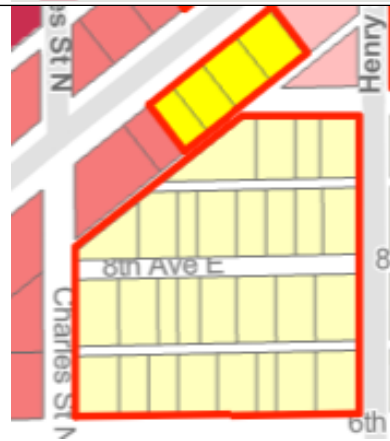


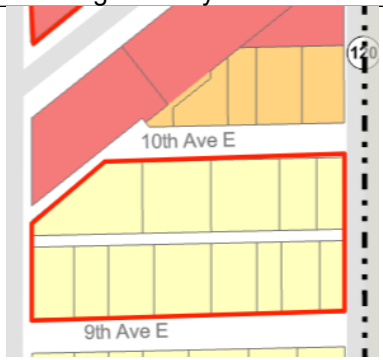
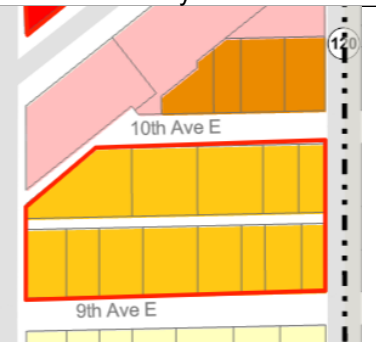
Zoning Legend

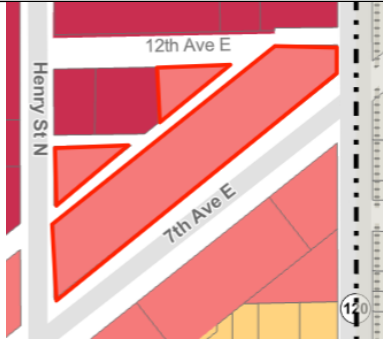
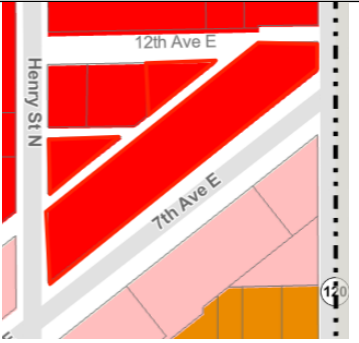
	R1: Single Family Residential
	R2: Mixed Residential
	R3: Multiple Family Residential
	MU1: Downtown Mixed-Use
	MU2: Transitional Mixed-Use
	MU3: Corridor Mixed-Use

Future Land Use Legend

	Corridor Mixed Use
	Downtown Mixed Use
	Low Density Residential
	Medium Density Residential
	Multi-Family Residential
	Parks



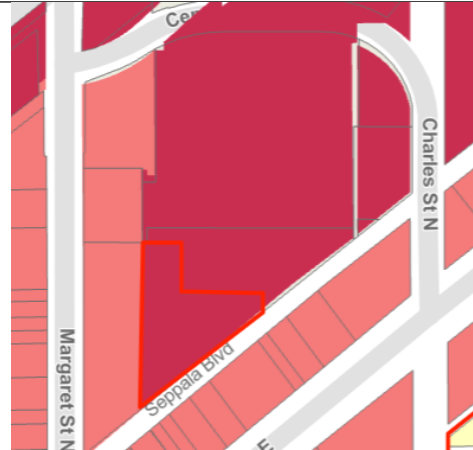
Area 16: this area is similar to the one above in that it is presently zoned for single family but the future land use plan suggests medium density housing. This area measures 3.3 acres. If rezoned, these two blocks present opportunities for up to 40 dwellings.	
Existing Zoning R1: Single Family 	Future Land Use Medium Density 

Area 17: these properties are owned by Old National Bank and are presently zoned MU-1 downtown mixed use. The future land use plan suggests rezoning to MU-3 The MU-3 district is the least restrictive of the zoning districts. Uses that are permitted in MU-3 and in no other district include warehousing (p), auto service or repair (c), gas station (c), contractor showroom (p), animal boarding (c), adult uses (c), hospital (p). p = permitted c = conditional	
Existing Zoning MU-1: Downtown Mixed Use 	Future Land Use MU-3: Corridor Mixed Use 

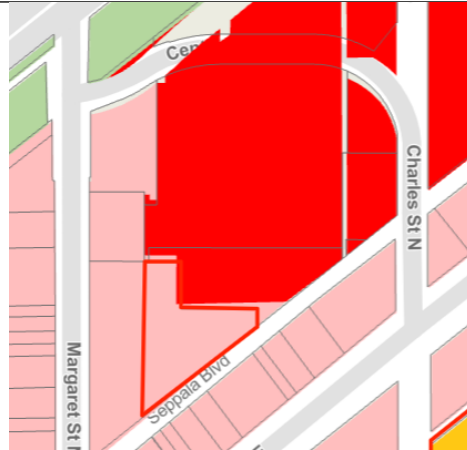
Area 18: this property is contains the back portion of City Hall and the Police/Fire Station. The existing zoning is MU-3 and the proposed land use is downtown mixed use. Municipal building/fire station/public safety facilities are permitted uses in both the MU-1 and MU-3 zonin districts. Rezoning is not necessary, but would eliminate a situation of the half of the building being zoned differently.



Existing Zoning
MU-3: Corridor Mixed Use



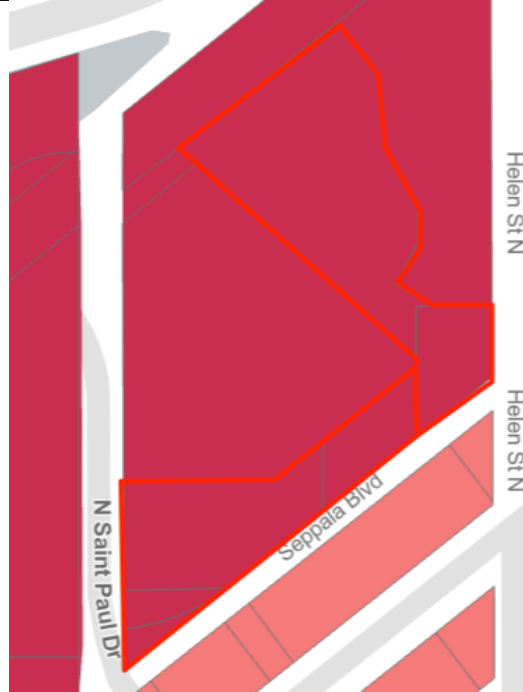
Future Land Use
Downtown Mixed Use



Area 19: this area includes the community center building and parking lot and the stormwater facility pond that serves Polar Ridge senior housing. The property is currently zoned MU-3. Both the community center and the stormwater pond are permitted uses in the MU-3 district. There is not a zoning district specific for parks, therefore rezoning is not recommended for the stormwater pond. Single family zoning is not recommended for the community center site given its abutting uses (i.e., apartments, Public Works garage, and the downtown).



Existing Zoning
MU-3: Corridor Mixed Use



Future Land Use
Park and single family

