



City of North St. Paul
Planning Commission
Regular Meeting Agenda

July 6, 2023
6:30 PM

The Planning Commission Meeting will be conducted on **July 6, 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 **July 6, 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 June 3, 2023 Special Meeting Minutes

V. Meeting Open to the Public

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 August 3, 2023 at 6:30 PM.



**Planning Commission
Special Meeting Minutes
June 3, 2023
9:00 AM**

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

I. CALL TO ORDER

Chair Patrick Blees called the special meeting to order at 9:00 AM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Present via Zoom pursuant to Stats.13D.02, sub. 1

Cameron Muhic, Commissioner

Absent

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

Present via Zoom

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the 06-03-2023 special meeting agenda.

M/Rathe, S/Wise.

Motion carried 4-0.

IV. APPROVAL OF MINUTES

A. Approval of May 4, 2023 Meeting Minutes

Blees asked for a motion to approve the May 4, 2023 meeting minutes.

M/Wise, S/Rathe.

Motion carried 4-0.

V. PUBLIC HEARINGS

A. Amendment to the Lillie Redevelopment Planned Unit Development

Howe provided a staff report on the proposed Planned Unit Development (PUD) amendment for the Lillie Building redevelopment project. The PUD Amendment consists of the elimination of dedicated commercial space, adds two live-work dwelling units (adjusting the total unit count from 82 to 84), reduces parking stalls by 2 for ADA compliance, and building design modifications regarding balcony design, loss of commercial architectural detail, stair tower glazing and the parapet cap.

B. Amendment to the 2040 Comprehensive Plan Text

Howe provided a staff report on the Lillie Building redevelopment project and the proposed Comprehensive Plan amendment. The increase in dwelling units for the project triggers the need to amend the Comprehensive Plan. At the proposed 84 units, the site would exceed the density allowance



of 110 dwelling units per acre to 114 dwelling units per acre. The proposed Comprehensive Plan amendment adjusts the site-specific density bonus option to allow up to 130 dwelling units per acre if approved by City Council.

Chair Blees opened the public hearing at 9:16 AM

Elaine Barton, Burke Ave E., stated that the commercial space was what really made the project a PUD. The live-work option may bring into question whether the PUD is losing its nature. Multifamily residential is not a permitted use in MU-1. Live-work is one use, and residential over commercial is another use. Ms. Barton recommended amending the resolutions for accuracy and clarity. In the original approval, staff was to work with the developer to see what they could provide the City in return for getting the flexible zoning standards. Ms. Barton stated it should be known what amenities were agreed upon.

John Schmah, 2750 Chisholm Avenue, thanked those who initially agreed that the project would not work with a commercial space.

Chair Blees closed the public hearing at 9:22 AM.

Blees recommended that more clarity be added to the resolution to describe the mix of uses allowed in the building and the increase of live-work units.

Wise shared appreciation for the developer taking great care with the design. The height in the middle section of the building is the only area that seems to be lost, but everything else looks aligned with the intent of the initial design. Blees, Rathe and Brenna concurred. Blees noted the height of the building is being reduced which relates to public comments received in 2022 regarding the height of the building.

Blees asked for a motion to recommend approval to City Council the Planned Unit Development amendment.

M/Wise, S/Brenna.
Motion carried 4-0.

Blees asked for a motion to recommend approval to City Council the Comprehensive Plan amendment.

M/Rathe, S/Wise.
Motion carried 4-0.

VI. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 9:34 AM.

M/Rathe, S/Wise.
Motion carried 4-0.

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

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To	Date
Planning Commissioners	July 6, 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 07-06-2023

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report

From: Brandy Howe, Community Development Director
 Meeting Date: July 6, 2023
 Agenda Item: Zoning Map Amendments

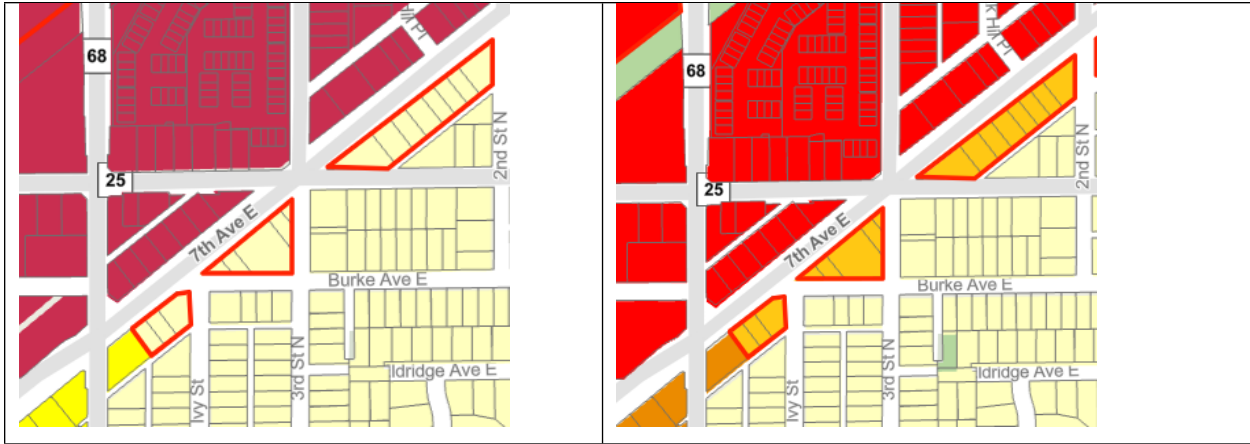


BACKGROUND

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

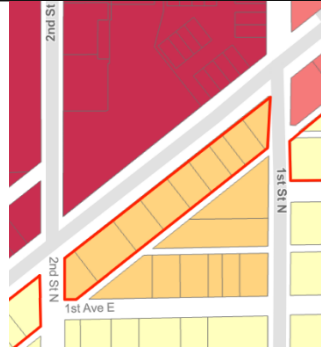
	R1: Single Family Residential
	R2: Mixed Residential
	R3: Multiple Family Residential
	MU1: Downtown Mixed-Use
	MU2: Transitional Mixed-Use
	MU3: Corridor Mixed-Use

Future Land Use Legend

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

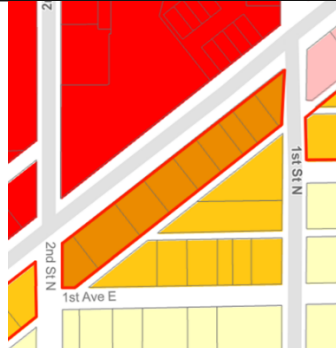
Existing Zoning: R2 Mixed Residential

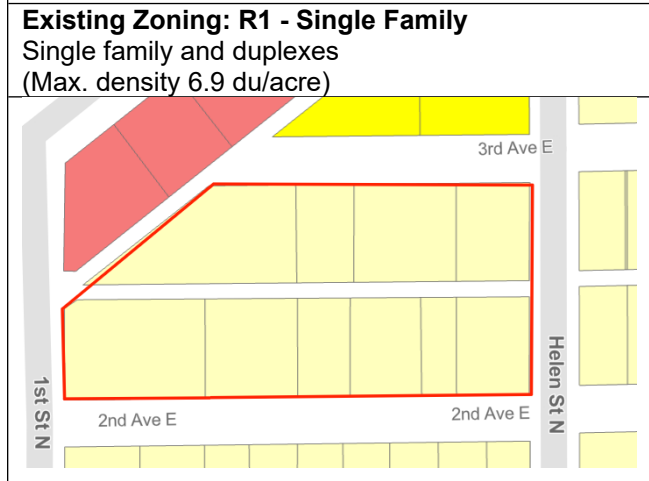
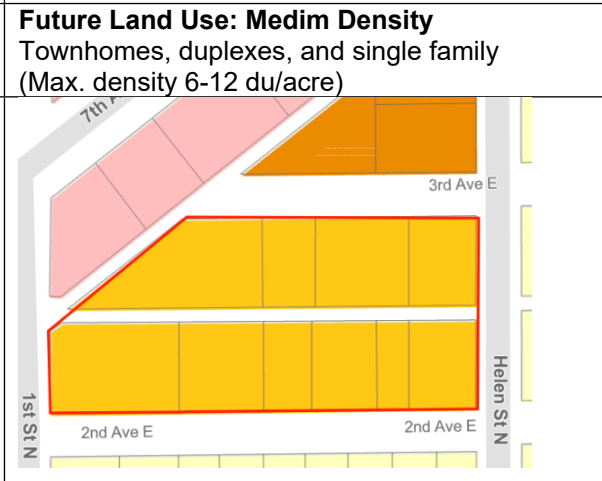
Single family, duplexes, townhouses, multifamily
(Max. density 12 du/acre)



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.

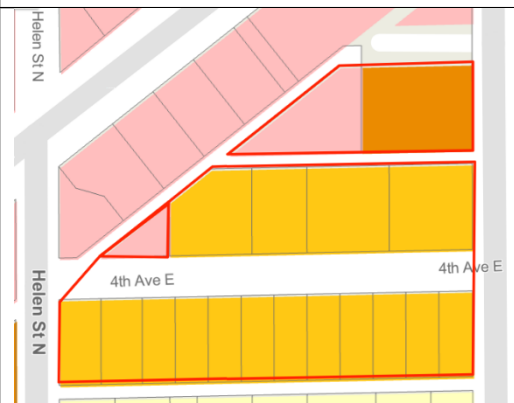
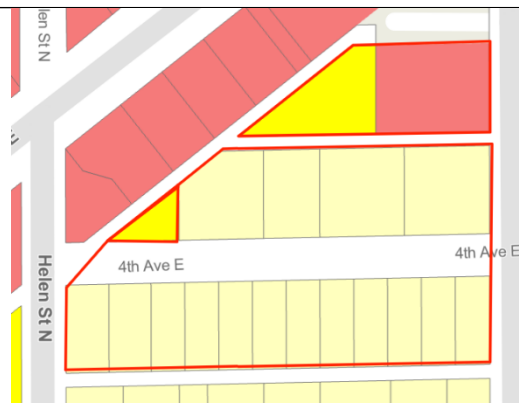


Zoning Legend

	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.

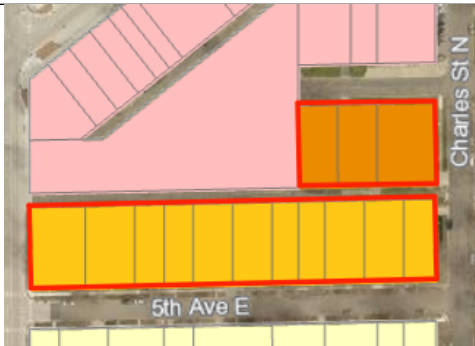
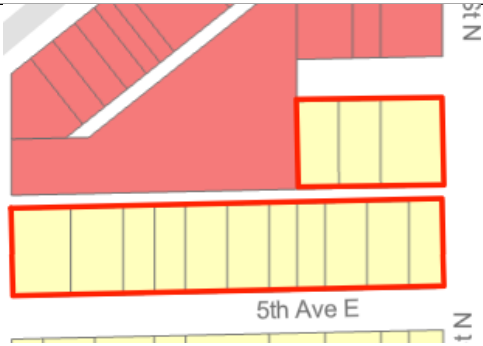


Zoning Legend

- R1: Single Family Residential
- R2: Mixed Residential
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- 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).

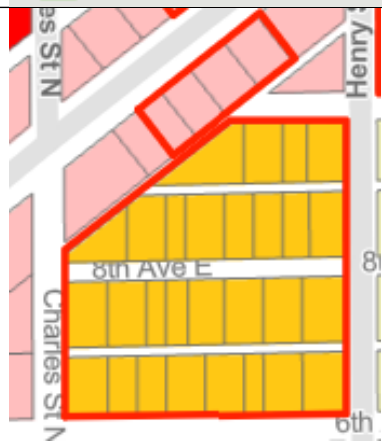
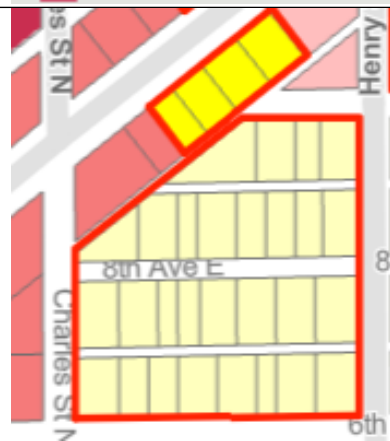


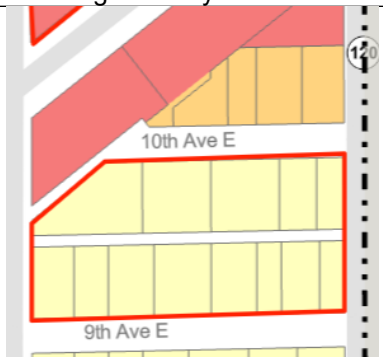
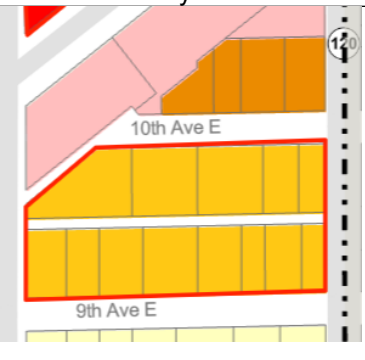
Zoning Legend

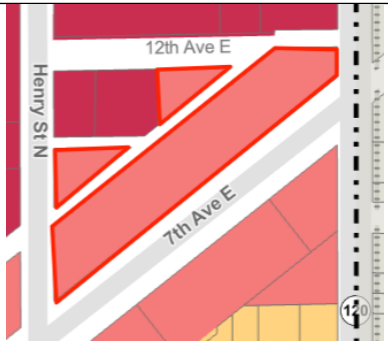
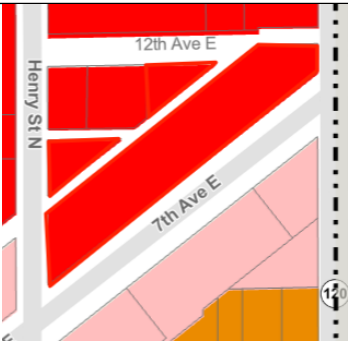
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Future Land Use Legend

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



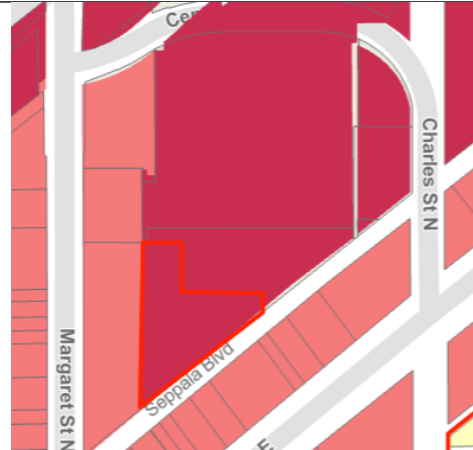
Area 16: this area is similar to the one above in that it is presently zoned for single family but the future land use plan suggests medium density housing. This area measures 3.3 acres. If rezoned, these two blocks present opportunities for up to 40 dwellings.	
Existing Zoning R1: Single Family 	Future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

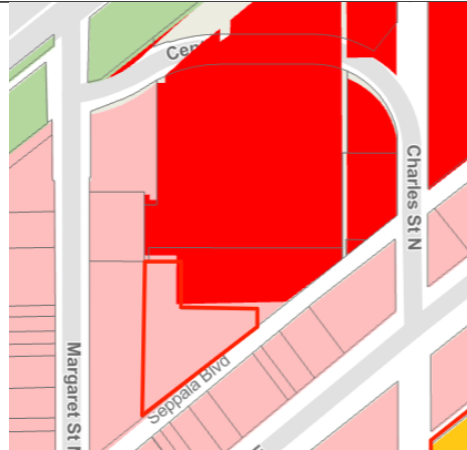
Area 18: this property is contains the back portion of City Hall and the Police/Fire Station. The existing zoning is MU-3 and the proposed land use is downtown mixed use. Municipal building/fire station/public safety facilities are permitted uses in both the MU-1 and MU-3 zonin districts. Rezoning is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



Existing Zoning
MU-3: Corridor Mixed Use



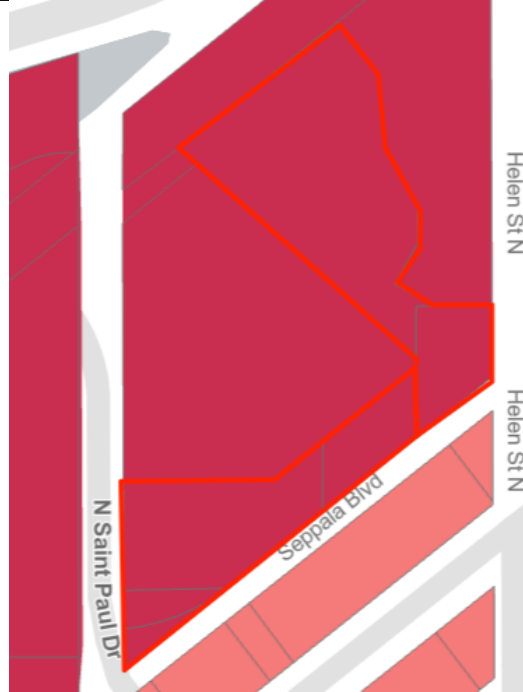
Future Land Use
Downtown Mixed Use



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

