

1. Call to order – Roll Call
2. Approval of Minutes: October 3, 2018 and October 17, 2018
3. Hearings: None
4. Other Business
 - A. Resolution finding sale of certain land for the SW Light Rail Transit purposes is consistent with the Comprehensive Plan
5. Communications
6. Adjournment

STUDY SESSION

1. Comp Plan update
2. Discussion: retail and service size requirements
3. Preview of upcoming agenda items

If you cannot attend the meeting, please call the Community Development office, 952.924.2575.

Auxiliary aids for individuals with disabilities are available upon request. To make arrangements, please call the administration department at 952/924-2525 (TDD 952/924-2518) at least 96 hours in advance of meeting.

UNOFFICIAL MINUTES
PLANNING COMMISSION
ST. LOUIS PARK, MINNESOTA
OCTOBER 3, 2018 – 6:00 p.m.
COUNCIL CHAMBERS

MEMBERS PRESENT: Lynne Carper, Matt Eckholm, Jessica Kraft,
Claudia Johnston-Madison, Lisa Peilen, Carl Robertson,
Joe Tatalovich, Alanna Franklin (youth member)

MEMBERS ABSENT: None

STAFF PRESENT: Sean Walther, Jacquelyn Kramer, Gary Morrison

1. Call to Order – Roll Call
2. Approval of Minutes of August 15, 2018 and September 5, 2018

Commissioner Carper said he was listed as unexcused absence in the September 5, 2018 minutes. He stated he thought he had given appropriate notice that he would not be attending. Sean Walther, Planning and Zoning Supervisor, said he would check the records.

Commissioner Carper made a motion recommending approval of the minutes. Commissioner Peilen seconded the motion, and the minutes of August 15, 2018 and September 5, 2018 were approved on a vote of 7-0.

3. Public Hearings
 - A. St. Louis Park Middle School conditional use permit and variance
 - Applicant: St. Louis Park School District
 - Location: 2025 Texas Ave. S.
 - Case Nos: 18-40-CUP and 18-41-VAR

Jacquelyn Kramer, Associate Planner, presented the staff report. She said the proposal is for building improvements including a new performing arts center and administration addition, along with renovations to the cafeteria, kitchen, media center and science classrooms. She said landscaping and stormwater treatment will be improved on the site, and parking and bus-drop off areas will be updated. Ms. Kramer stated that a variance of nine feet is being requested to increase the maximum allowed height of the building from 31 feet to 40 feet. She reviewed variance findings.

Commissioner Carper asked for more information about the building materials for the parts of the school which would be constructed with additional height.

Tom Bravo, Facilities Manager, St. Louis Park School District, described metals and glass which would be used.

Chair Robertson opened the public hearing. As no one was present wishing to speak, he closed the public hearing.

Commissioner Peilen made a motion to recommend approval of the conditional use permit and variance with conditions as recommended by staff. Commissioner Eckholm seconded the motion, and the motion passed on a vote of 6-0-1 (Tatalovich abstained).

- B. St. Louis Park High School conditional use permit
Applicant: St. Louis Park School District
Location: 6425 W. 33rd St.
Case Nos: 18-45-CUP

Jacquelyn Kramer, Associate Planner, presented the staff report. She explained that the request for conditional use permit is for renovations which includes a new weight and fitness room addition, new kitchen and cafeteria addition, office and classroom remodeling, new on-site bus parking, expansions of the existing parking lots, and a new front office entry canopy.

Ms. Kramer discussed site circulation and off-street parking. She said the school requires a total of 434 off-street parking spaces based on zoning code. The current site plan includes 366 off-street parking spaces and 48 on-street parking spaces adjacent to the site, for a total of 414 parking spaces. To cover the parking shortfall the applicant has submitted a proof of parking plan to install an additional 27 angled on-street parking spaces along Idaho Avenue to provide for a total of 441 parking spaces. In her discussion about an easement for construction of the angled parking spaces, she noted an error in the staff report. The city council would need to approve removal of current parking limitations along the south side of 33rd Street, not Idaho Avenue as stated in the staff report.

Commissioner Peilen asked when additional spots on Idaho might be needed.

Tom Bravo, Facilities Manager, St. Louis Park School District, responded they won't know until project completion in three years.

Commissioner Peilen asked if Idaho Avenue would continue as a two-way street. She asked about snow emergency days.

Ms. Kramer said there would be no change to the far side on-street parking on Idaho Avenue. The proposed proof-of-parking would not reduce the drive lanes on Idaho. The proposed parking and relocated sidewalk would extend into the into the school parcel.

Mr. Bravo said they would have to work out snow emergency procedures with the city.

Commissioner Carper spoke about landscaping and the use of alternative landscaping features, such as athletic fields, to meet requirements. He asked if the athletic fields are available to the public.

Mr. Bravo said the fields are available through a permit process. He said he would get back to Commissioner Carper on that process.

Chair Robertson said he thought the accessible spaces were located in a pretty remote spot. He suggested adding an accessible space right next to an access aisle both in the southwest and north parking lots.

The Chair opened the public hearing. As no one was present wishing to speak he closed the public hearing.

Commissioner Peilen said she supports the request but is concerned about snow emergencies and alternate parking spots. She said she also has safety concerns about the proposed head-in parking on Idaho Avenue.

Commissioner Peilen made a motion recommending approval of the conditional use permit with conditions as recommended by staff. Commissioner Kraft seconded the motion, and the motion passed on a vote of 6-0-1 (Tatalovich abstained).

C. The Block – conditional use permit with variance

Applicant: Craft & Crew, Luke Derheim

Location: 7008 Highway 7

Case Nos.: 18-49-CUP and 18-50-VAR

Gary Morrison, Assistant Zoning Administrator, presented the staff report. The applicant requests a conditional use permit (CUP) to remodel and expand the existing building to operate a restaurant with intoxicating liquor. A variance is also requested to reduce the required parking from 96 spaces to 16.

Mr. Morrison explained that during review of the application staff asked the applicant if they would be willing to consider some revisions to the plans to put the patio on Walker Street and the additions to the south off of Highway 7. The applicant determined those changes would be acceptable.

Mr. Morrison discussed parking. He discussed the available on-street parking. The most convenient parking is located on the west side industrial area. He said there are three municipal parking lots in the area. There are about 351 on-street parking spaces in the area and about 199 spots in the municipal lots. He spoke about previous and current studies of the historic Walker Lake area. He mentioned the potential of separate parking restrictions or regulations in some form. He said a parking district might reduce the parking requirements for commercial activities in the Walker Lake area.

Mr. Morrison stated the applicant is also exploring a valet parking option to better utilize the Gorham lot if needed in the future.

Commissioner Carper said one accessible space adjacent to the restaurant seems insufficient. He said he wants to understand what is available on the street for loading and unloading, valet parking and accessible parking. He asked if the site will have an electric vehicle charging station.

Mr. Morrison said the layout was reviewed by the Inspections Department and they did not raise the question of deficient number of accessible spaces. He said he would ask them to re-look at that. There are no accessible spaces proposed on the street. He spoke about the bike lane on the street which may limit loading along Walker Street. He said an electrical vehicle charging station was brought up at the neighborhood meeting and the applicant is considering it.

Commissioner Carper asked if the city would consider putting in signage adjacent to the entrance for both loading zone only and accessible parking only. He said

some owners of handicap vehicles might not be comfortable with a valet operating their vehicle.

Luke Derheim, applicant, spoke about deliveries. The restaurant will open at 11 a.m. weekdays and deliveries will be early morning. He said they are trying to figure out the best spot for valet services.

Commissioner Carper said the accessible parking is inadequate. He asked if more spaces could be reserved within the 16 spaces on site.

Mr. Derheim said they could look at that. He remarked that their Minneapolis restaurant has about the same capacity with two accessible stalls and that seems to be a good number for that location.

Regarding loading and unloading, Commissioner Carper clarified that he wasn't referring to supplies and products. He was asking about a drop-off area where people could get out for access to restaurant rather than using valet. He asked about the city marking accessible spaces right on Walker Street. He asked if valet service would be free or charged.

David Benowitz, applicant, said they haven't discussed pricing for valet but they do want to keep it as reasonable as possible.

Chair Robertson opened the public hearing. As no one was present wishing to speak he closed the public hearing.

The Chair said he was a little uncomfortable with the parking but said staff may have a better feel for what is going on in the neighborhood. He remarked if parking becomes difficult the business will suffer. If the neighborhood has parking complaints staff will hear about it. He said there will be an overlap between industrial businesses and happy hour customers competing for parking. He said accessible parking should be based on required spaces before applying the variance. The Chair said he wasn't comfortable with accessible spaces on the street. He said he supports the applications and thinks it is a great business venture. He said the area could use an establishment like this.

Commissioner Johnston-Madison said she's glad for the restaurant but she is very bothered about the parking. She said she doesn't see the on-street parking working, especially during the snowy winter months. It's dangerous for walking. She said she's not in favor of the project because of a parking shortage.

Chair Robertson stated that part of the parking demand is related to the rooftop feature which wouldn't be active in the winter months.

Commissioner Peilen said she shared concerns about parking. She said the accessible spots should be in the lot. She said she supported the idea of a drop-off point for customers. She spoke about the parking in her neighborhood for the very popular YUM restaurant at Minnetonka Boulevard and Glenhurst Avenue. She said though parking is limited to small parking lots and on-street parking, it does work. She stated she has seen in her own neighborhood that it does work and she would support The Block project.

Commissioner Eckholm said he agreed with the points about accessible spaces and a customer drop-off zone. He said he supports the project. He spoke about on-street parking in another neighborhood where customers are willing to walk from on-street parking to a neighborhood institution. He spoke about the need for activity in this section of town. He said the question is do you want an historic district that maintains character or do you want lots of parking?

Commissioner Carper said he would support the project and he looks forward to a restaurant in this area. He said hopes the developer will act on the concerns mentioned. He said he recommended that valet parking might be complimentary for handicapped customers who park at the far lot.

Commissioner Carper made a motion recommending approval of the conditional use permit and variance with conditions as recommended by staff. Commission Eckholm seconded the motion, and the motion passed on a vote of 6-1 (Johnston-Madison opposed).

4. Adjournment

The meeting was adjourned at 7:00 p.m.

STUDY SESSION

1. Communications

Mr. Walther asked commissioners about their availability to meet on the Wednesday before Thanksgiving, November 21.

2. Discussion upcoming applications

Sean Walther, Planning and Zoning Supervisor, spoke about firearm sales and home occupations. He provided some background for commissioners who did not attend the public hearing on September 5, 2018. He distributed an information summary of a recent case regarding a City of Minneapolis ordinance which restricted where firearm sales can be located. He said St. Louis Park is able to regulate this and this is a local policy question. He spoke about retail sales and how that can be defined. He said he is continuing to look for examples and guidance on how the city might address this.

Commissioner Peilen commented about the need to flesh out language in the clause in the current ordinance about the sales of goods manufactured outside the home. Something is needed to provide guidelines.

Chair Robertson said he agreed and said he didn't think reading it literally is what the city wants to do.

Gary Morrison, Assistant Zoning Administrator, said he doesn't hear complaints about home sales of make-up or clothing. He said he does receive complaints when sales are regularly occurring at a residence. The subject is generated on a complaint basis or in conversations with a new business seeking guidance.

It was suggested that non-transference of goods on premise might be included in a definition of what is allowed.

Mr. Walther shared ordinances from Stillwater and Roseville. Other resources discuss transfer of goods, dispatching and employees coming in to the site.

The Chair said he continued to ask why the ordinance might be necessary. He asked why one product would be singled out. He said it's necessary to explain why.

Commissioner Tatalovich spoke about threshold of activity and specifying what makes a business more disruptive or conspicuous.

Mr. Walther asked commissioners to direct additional questions and issues to him prior to the Planning Commission's next consideration of the zoning ordinance amendment to help staff prepare for the meeting.

Mr. Morrison discussed the upcoming applications of Yeshiva of Minneapolis for expansion of the existing school and dorms. The public hearing will be held on October 17.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Nancy Sells
Recording Secretary

UNOFFICIAL MINUTES
PLANNING COMMISSION
ST. LOUIS PARK, MINNESOTA
October 17, 2018 – 6:00 p.m.
COUNCIL CHAMBERS

MEMBERS PRESENT: Lynne Carper, Matt Eckholm, Jessica Kraft,
Claudia Johnston-Madison, Lisa Peilen, Carl Robertson,
Joe Tatalovich

MEMBERS ABSENT: Alanna Franklin (unexcused)

STAFF PRESENT: Gary Morrison, Sean Walther, Jennifer Monson

1. Call to Order – Roll Call
2. Approval of Minutes: None
3. Public Hearings
 - A. Expansion of existing school and dorms
Applicant: Yeshiva of Minneapolis
Location: 3115 Ottawa Ave. S.
Case Nos.: 18-51-Z, 18-52-CP, 18-53-S, 18-54-CUP,
18-55-VAR, 18-56-VAR, 18-57-VAR, 18-63-VAR

Gary Morrison, assistant zoning administrator, presented the staff report. The applicant proposes an expansion of their facilities to add a gymnasium, dorm rooms, classrooms and office space. He explained the proposed improvements require several zoning approvals, including conditional use permit amendment, comprehensive plan amendment, rezoning to the R-4 zoning district, lot combination and variances to the rear and side setbacks, ground floor area and floor area ratio.

Mr. Morrison discussed landscaping, parking counts and the lighting plan.

Mr. Morrison reviewed the comprehensive plan amendment and the rezoning from R-3 two family residence to R-4 multiple family residence.

Mr. Morrison discussed the conditional use permit criteria for a school with student housing.

Mr. Morrison provided analysis of the four variance requests.

Chair Robertson asked if there was any discussion on including the parking lot across Natchez Ave. in the zoning and guiding change.

Mr. Morrison said the intent is to keep the R-4 district contained within the Yeshiva block and keep the east side of Natchez Ave S as R-3. Additionally, part of the purpose of the conditional use permit is that it does legally tie the three properties together.

Commissioner Carper spoke about condition no. 8 which states the resident supervisor's car must be parked overnight in a garage. He asked about access to the garage from the street. He noted the garage will also be occupied by bicycles.

Mr. Morrison responded that condition is actually a carry-over from the original approval. He explained the applicant has requested removing that condition and have the supervisor's car parked in the back portion of the building out of sight and then the garage can be used for bicycle storage. He stated that staff is requesting items 7 and 8 be removed as conditions.

Chair Robertson asked since all parking spaces on the north area are accessible parking spaces is it appropriate to designate one of these for the overnight parking.

Mr. Morrison said there is space along the east side of the parking row for additional parking.

Commissioner Kraft asked if there is a requirement for the parking lot parcel to have a fence or some other type of barrier between the parking lot and home.

Mr. Morrison responded that the city could ask that a fence be constructed on the north side.

Chair Robertson asked if landscaping would be heavy enough to provide a kind of barrier.

Mr. Morrison said the code would require landscaping and a fence next to residential.

The applicant, Rabbi Shlomo Kutoff, stated the neighbor actually uses the parking lot. He said there is a slight stone wall between his property and the parking lot. A fence might hinder parking.

Commissioner Carper asked about access to the existing garage.

Mr. Morrison responded that the handicap parking access aisle also serves as access to the garage. The intent of the garage is for more isolated storage, not vehicle parking.

The Chair opened the public hearing. As no one was present wishing to speak, he closed the public hearing.

Commissioner Peilen commented that she lives fairly close to the site and drives by regularly. She stated it's a good project and improves the physical attractiveness of the whole site. She made a motion to recommend approval of the comprehensive plan amendment, rezoning, conditional use permit amendment and variances, including conditions recommended by staff except for conditions 7 and 8.

Commissioner Eckholm seconded the motion, and the motion passed on a vote of 7-0.

4. Other Business: None
5. Communications: None
6. Adjournment

The meeting was adjourned at 6:40 p.m.

STUDY SESSION

1. Retail and Service Size Requirements

Gary Morrison, assistant zoning administrator, provided background on earlier discussions. He discussed the option of rezoning some properties from C-2 General Commercial to C-1 Neighborhood Commercial.

Commissioner Peilen said she didn't see how the city could promote smaller businesses if it micro-manages their size.

Summary sheets were distributed indicating areas where C-2 could be considered. Areas discussed included Minnetonka Blvd. east, Louisiana and Cedar Lake Rd., Excelsior Blvd./Monterey to Huntington, Excelsior Blvd./Alabama to Quentin, Knollwood area south side of Hwy. 7, TexaTonka (excluding the mall), and the Walker Lake historic area.

Mr. Walther, planning and zoning supervisor, said a text amendment will come before the commission soon.

2. Mixed Use Zoning District Concept Review

Jennifer Monson, planner, said staff desires the commission's feedback on the proposed uses and density bonus options for the mixed-use zoning ordinance. She reviewed the four proposed uses and use regulations for the MX district.

There was a lengthy discussion about the proposed requirement that service space can be located on the ground floor only. Staff agreed to refine conditions for service facilities, 8,000 square feet or larger.

Staff agreed to refine the communication antennas section.

3. Transparency Requirements

Ms. Monson discussed Council's desire to look at transparency requirements for commercial buildings in general and as part of the MX district. She spoke about proposed requirements which would require ground floor window transparency for all street facing facades at the front of the building. This would include C1 and C2 districts as well as retail service and restaurants in the Office and BP districts.

There was a lengthy discussion about wrap around transparency for secondary streets.

There was discussion about active permitted uses being maintained for a minimum depth of 15 feet as being too onerous for businesses.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Nancy Sells
Recording Secretary

- 4A.** Resolution – Finding Sale of Certain Land for the SW Light Rail Transit Purposes is Consistent with the Comprehensive Plan.

RECOMMENDED ACTION: Adopt the resolution finding that the proposed sale of certain land by the City of St. Louis Park and by its Economic Development Authority for Southwest Light Rail Transit purposes is consistent with the Comprehensive Plan of the city.

SUMMARY: Two parcels in St. Louis Park, one owned by the Economic Development Authority (EDA) and one by the city, are to be transferred to the Metropolitan Council for the Southwest Light Rail Transit (SWLRT) project. A Planning Commission finding that these transfers are consistent with the city’s Comprehensive Plan is sought. Attached is a resolution for Planning Commission consideration that makes that finding. Both land transfers are consistent with the city’s Vision as expressed in the Comprehensive Plan of developing future focused transit and mobility solutions; and, the mobility plan for building strong pedestrian, bicycle and transit infrastructure.

The EDA parcel is located at the Wooddale Avenue SWLRT Station. The land will be used for the ramp to connect from Wooddale Avenue to the Cedar Lake LRT Regional Trail and future underpass of Wooddale Avenue.

The city parcel is a small piece of the city storage lot located west of the Park Glen Road water tower. The parcel is needed to accommodate a SWLRT Traction Power Sub-station (TPSS). The TPSS at several locations all along the SWLRT tracks to provide the electrical power needed to run the LRT trains.

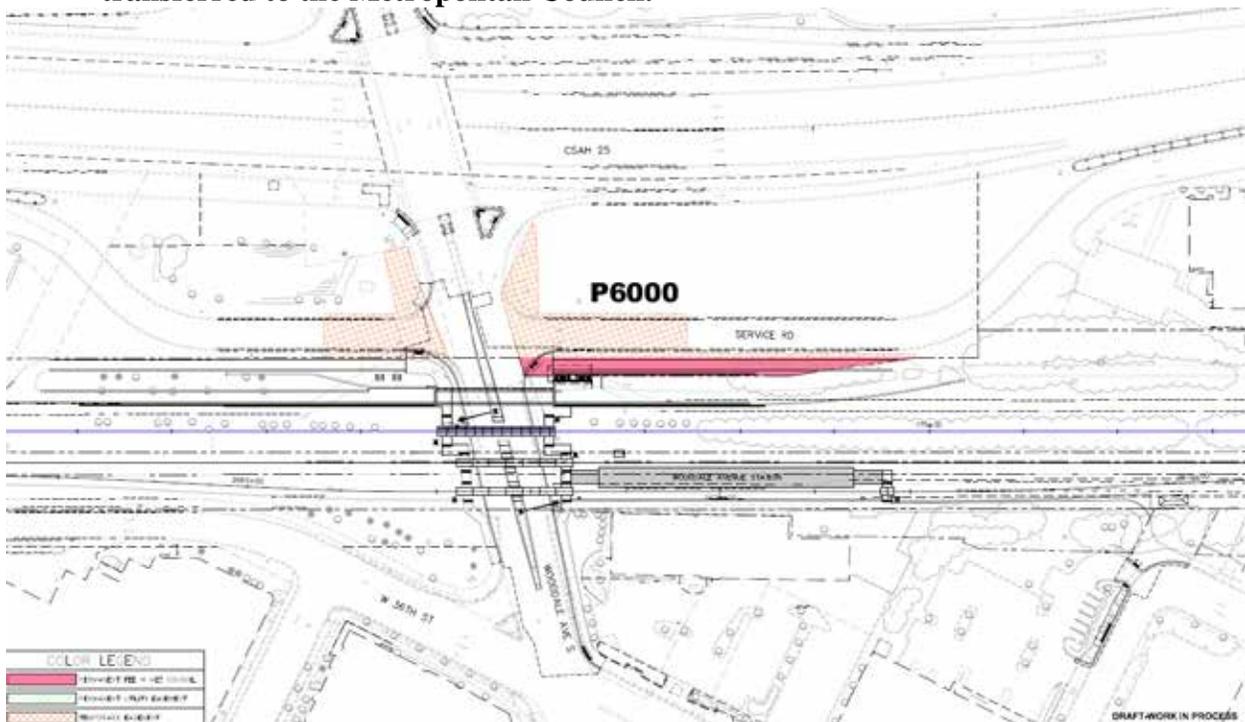
The use of these parcels for the SWLRT project and related improvements are part of the official SWLRT plans that were given Municipal Consent by the city council on September 15, 2015; and later approved by the Metropolitan Council and the Federal Transit Administration. They are part of the construction plans for the project.

NEXT STEPS: The adopted resolution will be given to the city council as supporting material when they are asked to approve the deeds for the transfer of these parcels.

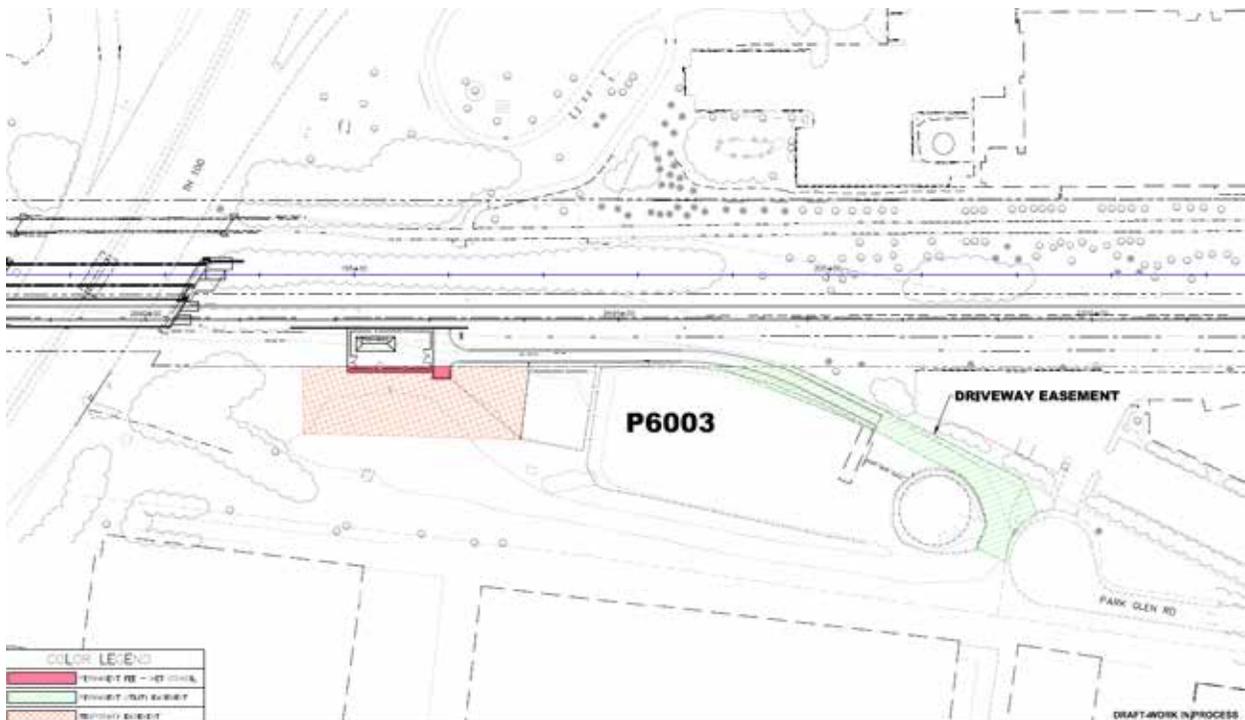
Attachments: Parcel locations
Resolution

Prepared by: Kevin Locke, Community Development Specialist
Approved by: Sean Walther, Planning and Zoning Supervisor

1. Shown in solid red below the EDA parcel at the Wooddale Avenue LRT Station to be transferred to the Metropolitan Council.



2. Shown in red below the City of St. Louis Park parcel to be transferred to the Metropolitan Council for a SWLRT Traction Power Substation.



ST. LOUIS PARK PLANNING COMMISSION

Resolution No. 95

A resolution finding that the proposed sale of certain land by the City of St. Louis Park and by its Economic Development Authority for Southwest Light Rail Transit purposes is consistent with the Comprehensive Plan of the City

Whereas, the City of St. Louis Park, Minnesota (“City”) and the St. Louis Park Economic Development Authority (“Authority”) propose to convey to the Metropolitan Council (“Met Council”) certain real property described in Exhibit A attached hereto (the “Property”) and located adjacent to the proposed Wooddale Avenue station in the City, in connection with the construction of the Southwest Light Rail Transit Green Line extension (the “Project”); and

Whereas, Minnesota Statutes, Section 462.356, subd. 2 requires the Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

Whereas, the Planning Commission has reviewed the proposed conveyance of the Property, and has determined that the Property is located in an area of the City designated in the City’s comprehensive plan for rail purposes, and that the conveyance and intended purpose are consistent with such use.

Now, therefore be it resolved by the Planning Commission of the City of St. Louis Park that the conveyance of the Property by the City and Authority to Met Council is consistent with the City’s comprehensive municipal plan, and will facilitate the construction of the Project in the City.

It is further resolved that this resolution be communicated to the City Council of the City and Board of Commissioners of the Authority.

Adopted this 7th day of November, 2018, by the Planning Commission of the City of St. Louis Park.

Carl Robertson, Chair

ATTEST:

Sean Walther
Planning and Zoning Supervisor

EXHIBIT A

Description of Property

City Property:

That part of the following described parcel:

Lot 3, Block 2, Beltline Business Park, except that part shown as Parcel 220 on Minnesota Department of Transportation Right of Way Plats Numbered 27-207 and 27-209.

Described as follows:

Commencing at the most westerly northwest corner, said parcel; thence on an assumed bearing of North 64 degrees 30 minutes 01 second East, along the northwesterly line of said parcel, a distance of 200.12 to the point of beginning; thence South 25 degrees 29 minutes 59 seconds East a distance of 7.94 feet; thence North 64 degrees 24 minutes 00 seconds East a distance of 89.01 feet; thence South 25 degrees 36 minutes 00 seconds East a distance of 7.04 feet; thence North 64 degrees 24 minutes 00 seconds East a distance of 21.00 feet; thence North 25 degrees 36 minutes 00 seconds West a distance of 14.79 feet to the northwesterly line of said parcel; thence South 64 degrees 30 minutes 01 second West, along said northwesterly line, a distance of 109.99 feet to the point of beginning.

Authority Property:

Outlot A, PLACE ST LOUIS PARK, according to the recorded plat thereof, Hennepin County, Minnesota

1. 2040 Comprehensive Plan Highlights and Background

RECOMMENDED ACTION: None at this time. This information is provided in advance of the planned public hearing on December 5, 2018.

SUMMARY: Attached is information on the highlighted policy changes of the proposed 2040 Comprehensive Plan, as well as information on land use changes, including a map showing the proposed changes to land use designations on specific properties. The entire draft plan can be found at: www.stlouispark.org/SLP2040

2040 Comprehensive Plan Update Summary

The 2040 Comprehensive Plan sets out goals, strategies and direction to carry out the city's vision for its future. It includes specific plan sections on **Land Use, Housing, Mobility, Parks, Water Resources** and other elements required by state law.

New sections in the plan include: **Racial Equity, Climate and Energy, and Community Health.**

The 2040 plan is an update to the 2030 plan. Notable changes in the 2040 plan include:

- *Increasing the density allowed in low density residential areas to explore allowing accessory housing units and duplexes through changes to the zoning ordinance.*
- *Allowing more residential density in high density residential and mixed use areas.*
- *Adding a new land use category for transit-oriented development and allowing the highest density development in areas near the future SWLRT stations.*
- *Changing the future land use guidance for more than 100 properties around the community.*
- *Prioritizing walking first, followed by bicycling and transit use, and then motor vehicle use for mobility in the community.*
- *Promoting affordable housing options for low- and moderate-income households.*

Information on community engagement is noted below. Additionally, letters were mailed to the owners of approximately 120 properties that are proposed for a land use change. Staff has talked with several of the owners, and has not heard any objections to the changes at this time.

NEXT STEPS: The 2040 Comprehensive Plan is in its final editing stage and any revisions will be posted prior to the public hearing scheduled for December 5, 2018. City Council action is scheduled for December 17, 2018. The plan is required to be submitted to the Metropolitan Council for review by the end of the year and it is expected will be finalized by April 1, 2019.

Attachments: The draft St. Louis Park 2040 Comprehensive Plan is on the city's website and can be found at: www.stlouispark.org/SLP2040

Prepared by: Meg J. McMonigal, Principal Planner

Attachment: Land Use Map with changes highlighted

2040 Comprehensive Plan Update Summary

The 2040 Comprehensive Plan sets out goals, strategies and direction to carry out the city's vision for its future. It includes specific plan sections on **Land Use, Housing, Mobility, Parks, Water Resources** and other elements required by state law.

New sections in the plan include: **Racial Equity, Climate and Energy, and Community Health.**

The 2040 plan is an update to the 2030 plan. Notable changes in the 2040 plan include:

- Increasing the density allowed in low density residential areas to explore allowing accessory housing units and duplexes through changes to the zoning ordinance.
- Allowing more residential density in high density residential and mixed use areas.
- Adding a new land use category for transit-oriented development and allowing the highest density development in areas near the future SWLRT stations.
- Changing the future land use guidance for more than 100 properties around the community.
- Prioritizing walking first, followed by bicycling and transit use, and then motor vehicle use for mobility in the community.
- Promoting affordable housing options for low- and moderate-income households.

Changes to Residential Densities

Changes highlighted in **yellow**

LAND USE CATEGORY	2030	2040
RL	3-7	3-10
RM	6-30	6-30
RH	20-50+	30-75+
C	20-50+	20-50
MX	20-50+	20-75
TOD	N/A	50-125
O	No limit	50-125

Community Engagement for 2040 Comprehensive Plan

VISION 3.0

Vision 3.0 in 2017 was a community-wide engagement process with over 1,500 people participating.

Five areas of emphasis were recommended from the input received:

1. *Develop Creative Housing Solutions*
2. *Develop Future-Focused Transit and Mobility Solutions*
3. *Continue to Lead in Environmental Stewardship and Ensure Access to Green Space for Future Generations*
4. *Prepare our Next Generation*
5. *Commit to Being a Leader in Racial Equity and Inclusion*

From Vision 3.0 five **Strategic Priorities** were further developed for the city to use in its long-range planning as well as its daily decisions and activities:

1. *St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.*
2. *St. Louis Park is committed to continue to lead in environmental stewardship.*
3. *St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development.*
4. *St. Louis Park is committed to providing a variety of options for people to make their way around the City comfortably, safely and reliably.*
5. *St. Louis Park is committed to creating opportunities to build social capital through community engagement.*

COMMUNITY INPUT FOR THE COMPREHENSIVE PLAN

When	Type	Participation
November 2017	4 Neighborhood Planning Workshops	133 attendees
November- Dec 2017	Companion on-line survey with Neighborhood Workshop questions	1,083 responses
May - June 2018	On-line survey on draft notable changes	2,158 responses
	Website comments	
September 2018	Letters to approximately 120 property owners for land use designation changes	Spoke with over property owners or representatives of 40 properties

Planning Commission Meetings for 2040 Comprehensive Plan

Date	Topics
June 7, 2017	Present 2030 chapters: Land Use, Housing, Park & Rec, Redevelopment, Transportation
Dec. 6, 2017	Project schedule, November neighborhood planning workshops
Jan. 17, 2018	Neighborhood planning workshops
Feb. 21, 2018	Land use discussion
March 7, 2018	Housing discussion
March 21, 2018	Mobility and land use discussion
April 4, 2018	Discussion with PRAC and ESC: solid waste, parks & open space, natural resources, climate action and energy conservation
April 18, 2018	Water resources
May 2, 2018	Public health and safety
May 16, 2018	Draft goals and strategy
May 30, 2018	Review draft 2040 Comp Plan
June 6, 2018	Review draft 2040 Comp Plan
August 1, 2018	Draft survey report and plan by neighborhood

City Council Meetings

Date	Topic
Sept. 25, 2017	Comp Plan 2040 update
Oct. 9, 2017	Comp Plan consultant contract
Oct. 16, 2017	Approve consultant contract
Nov. 6, 2017	Comp Plan upcoming activities
Jan. 29, 2018	Comp Plan upcoming activities
Feb. 26, 2018	Update
March 26, 2018	Update
April 16, 2018	Plan outline, review schedule, housing goals and strategy, land use goals and strategy, density recommendations, land use categories designation, proposed land use map changes
May 14, 2018	Goals and strategies
May 29, 2018	Comp Plan outline, descriptions, draft plan
June 18, 2018	Approve release of draft plan for adjacent community review
Aug. 13, 2018	Draft survey results and draft plan by neighborhood

2. Discussion: Retail and Service Size Requirements

Summary: At study sessions conducted on February 20, 2018 and June 11, 2018, the city council discussed the concept of limiting the size of businesses within the commercial districts in an effort to avoid “big box” and “junior box” stores in certain areas, and promote smaller businesses.

A variety of alternatives were discussed, and commercial areas were identified where large retail stores may be inconsistent with city goals. To address the issue and restrict the size of some uses within the C-1 Neighborhood Commercial zoning district, staff offered the following approach as a means to address city council concerns:

1. Rezoning some properties from C-2 General Commercial to C-1 Neighborhood Commercial, Mixed-Use, or other district

At the October 17, 2018 planning commission study session, the planning commission and staff discussed the areas where rezoning could be an option. There was consensus on areas that should be pursued, and staff will present the areas to the council in a study session in November.

2. Adding additional performance standards to the C-1 Neighborhood Commercial district, Mixed-Use, and possibly other districts.

Again at the October 17, 2018 planning commission study session staff presented options, and the planning commission provided input and direction. As a result, staff prepared a revised option that utilizes the intensity classification measures currently in use in the C-1 district. The C-1 district allows some uses as permitted as long as they do not exceed class 4. Uses over class 4 are allowed by conditional use permit (CUP). Staff is proposing to change some uses so that they are permitted at class 2 or 3, and by CUP at the next class level.

The intensity class measures table is attached, along with a sample of the existing language in the C-1 district that demonstrates the use of the table. Staff will review the table and discuss the options in more detail at the meeting.

Attachments: Intensity Class Measures table

Prepared by: Gary Morrison, Zoning Administrator

Reviewed by: Sean Walther, Planning and Zoning Supervisor

TABLE 36-115C

Intensity Class Measures

	<i>Maximum Density Factor (DU / Acre)</i>	<i>Maximum Impervious Surface Ratio</i>	<i>Maximum Floor Area Ratio</i>	<i>Maximum Height (in feet)</i>	<i>Maximum Trips/AC./Day</i>	<i>Gross Building Area</i>	<i>Hours of Operation</i>	<i>Resultant Land Use Intensity Class</i>
Residential uses	9	--	--	30	100	2,000		Class 1
All other uses	--	0.30	0.15	30	100	2,000	6:00 a.m./ 6:00 p.m.	
Residential uses	15	--	--	35	300	5,000	--	Class 2
All uses	--	0.40	0.25	35	300	5,000	6:00 a.m./ 10:00 p.m.	
All uses	20	0.60	0.50	40	650	10,000	6:00 a.m./ 12:00 p.m.	Class 3
All uses	30	0.70	0.80	50	1,000	20,000	6:00 a.m./ 12:00 p.m.	Class 4
All uses	40	0.80	1.00	75	1,500	50,000	24 hours	Class 5
All uses	50	0.90	1.40	150	2,500	100,000	24 hours	Class 6
All uses	50+	0.90+	1.40+	150+	2,500+	100,000+		Class 7

(c) **Uses permitted with conditions.** A structure or land in a C-1 district may be used for one or more of the following uses.

- (25) Retail. The condition for retail is that these cannot exceed intensity classification 4
- (26) Large item retail. The condition for large item retail is that these cannot exceed intensity classification 4.
- (27) Shopping Centers. The condition for shopping centers is that these cannot exceed intensity classification 4.

(d) **Uses permitted by conditional use permit.** No structure or land in a C-1 district shall be used for the following uses except by conditional use permit.

- (2) *Exceeding classification 4.* All of those uses which are permitted or permitted with conditions, which exceed an intensity classification 4, shall be conditional uses. The conditions are as follows:
 - a. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
 - b. Buildings shall be located a minimum of 25 feet from any parcel that is zoned residential and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution or community center.
 - c. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located and conditions of approval may be added as a means of satisfying this requirement.