

Zoning Information for Bush Wilder property at 180 South Grotto

Presented to community meeting
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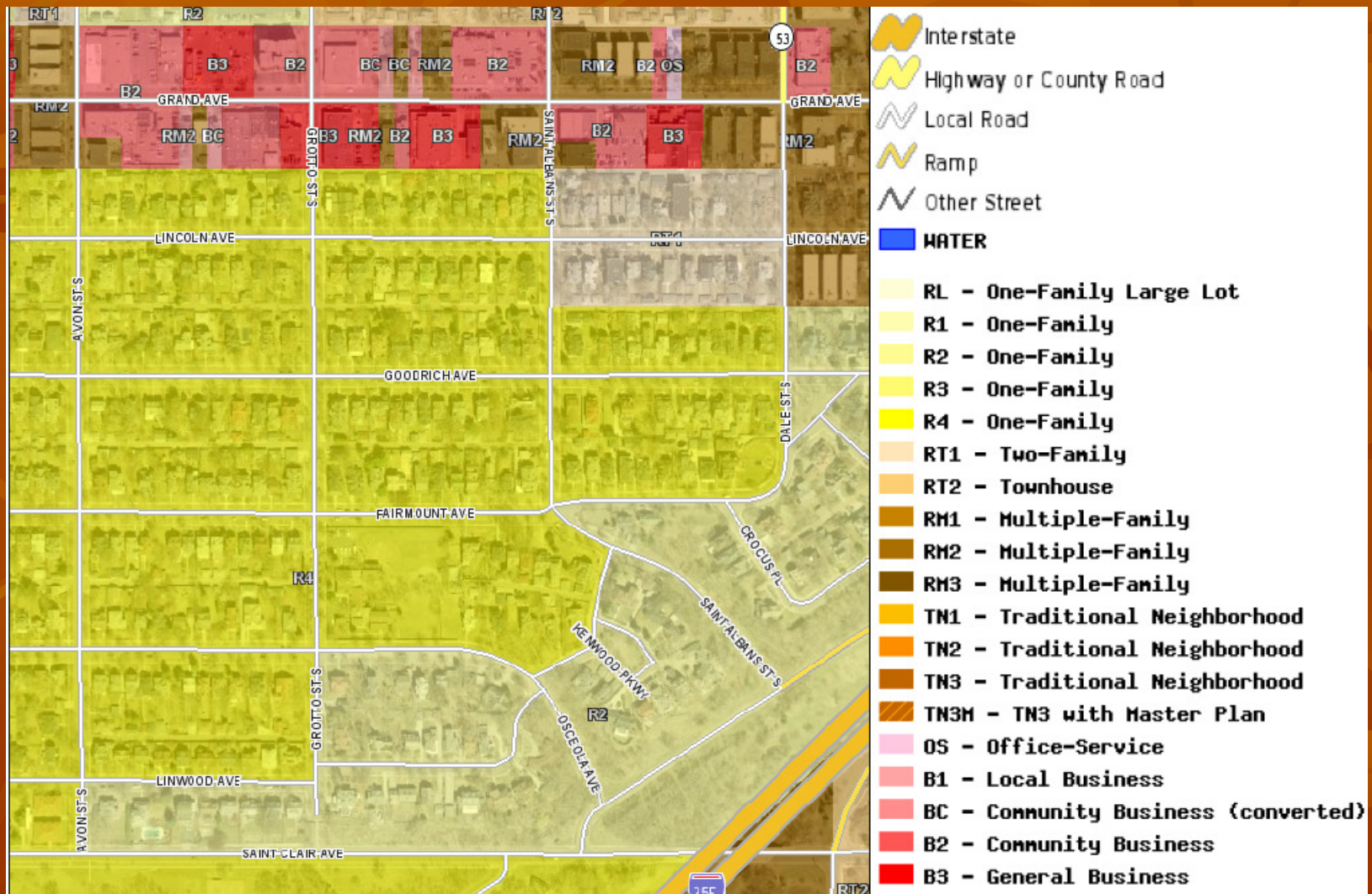
180 South Grotto

- 2.63 acres
- Current structure built in 1970
- 30,000 +/- SF building
- Used as children's residential facility & school
- Temporarily being used for senior services
- Zoned R4

180 South Grotto



Area Zoning



What is Allowed for Reuse?

- Previous use: community residential facility licensed by the Minnesota Department of Human Services [Sec.65.153]
 - Use permitted in R4, with maximum of 6 residents.
 - Bush Children's Center licensed for up to 36: use is conforming; size is legal nonconforming
- New DHS-licensed CRF for more than 6 must be established within 365 days or apply to re-establish nonconforming use [Sec. 62.109(e)]

What is Allowed for Reuse?

■ Permitted Uses:

- Church
- Hospice
- Day Care
- School (K-12)

■ Conditional Uses

- College/university/
seminary
- Re-use of large
structures

Underlying Platting



R4 Zoning for New Development

- Single-family residential
 - Minimum lot size = 5,000 square feet
 - Minimum lot width = 40 feet
 - Maximum height = 3 stories and 30 feet
 - Front yard setback = 25 feet or block average
= *17 single-family lots*

R4 with Cluster Development

- Conditional Use Permit required
- Design to be compatible with neighborhood
- Minimize alterations to natural features and topography
- Townhouse configuration, not apartment
- *Maximum number of units = 22*

What About Rezoning?

Property owners may apply to the City to rezone their property if the current zoning does not allow their desired use for the property.

Consent petition required if proposed zoning change is from residential to commercial.

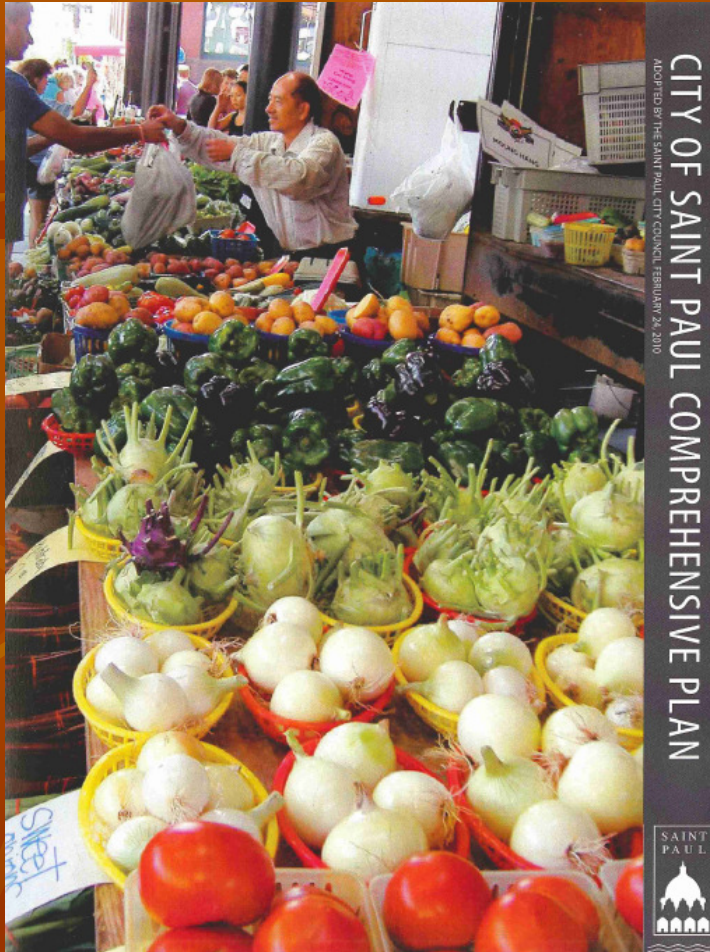
Rezoning – What's the Process?

- Application (and consent petition if needed) is submitted by property owner
- Public hearing before Zoning Committee scheduled.
 - Early notice to district when application received
 - Mailed notice 10 days in advance of hearing to neighbors within 350 ft.
 - Staff writes report and makes recommendation

Rezoning Process (cont.)

- Zoning Committee holds hearing, recommends to Planning Commission
- Planning Commission recommends to City Council.
- Second hearing held at City Council
- City Council makes final decision

Rezoning – What is evaluated?



- Consistency with adopted Comprehensive Plan
- Consistency with District Plan and other relevant area plans
- Existing and evolving development in area

RT1 zoning

- Two-family residential district that “provides for an environment of predominantly low-density, one- and two-family dwellings along with civic and institutional uses...” [Section 66.213]
- Minimum lot size per unit = 3,000 square feet
- Minimum lot width per unit = 25 feet
- Maximum height = 3 stories and 40 feet
- Front yard setback = 25 feet or block average
= *up to 13 duplex lots with 26 units*

RT2 zoning

- Townhouse district that “provides for two-, three-, and four-family and townhouse structures, along with civic and institutional uses...” [Section 66.214]
- Minimum lot size per unit = 2,500 square feet
- Minimum lot width per unit (individual lots) = 20 feet
- Maximum height = 3 stories and 40 feet
- Front yard setback = 25 feet or block average
 - = *up to 36 townhouse lots*
 - = *up to 45 total units*

RM1 zoning

- Low-density multiple-family district that provides for “predominantly one- and two-family townhouse and lower-density multiple-dwelling structures, along with civic and institutional uses...” [Section 66.214]
- “Housing for elderly” first permitted [Sec. 65.131]
- Minimum lot size per unit = 2,000 square feet
- Minimum lot width = n/a
- Maximum height = 3 stories and 40 feet
- Front yard setback = 25 feet or block average
= *up to 57 units total*

Summary

	R4	RT1	RT2	RM1
Lot size/unit	5000 sq. ft.	3000 sq. ft.	2500 sq. ft.	2000 sq. ft.
Lot width/unit	40 ft.	25 ft.	20 ft.	N/A
Height max.	30 ft.	40 ft.	40 ft.	40 ft.
Total lots	17	13	36 *	N/A
Total units	17	26	45 *	57

* 36 townhouses on individual lots; 45 townhouses with common ownership of yard and parking areas

The background of the slide is a solid, warm brown color. Overlaid on this background are several faint, stylized outlines of autumn leaves in various shades of brown and tan. The leaves are scattered across the frame, with some showing prominent veins. The overall aesthetic is simple and seasonal.

Questions?