



CITY OF SAINT ANTHONY VILLAGE PLANNING COMMISSION MEETING AGENDA

Tuesday, July 20, 2021 at 7:00 PM

Following guidance from state health officials, some commissioners may choose to participate in upcoming meetings electronically pursuant to MN Stat. §13D.021.

Due to health concerns and limited seating, we encourage the use of our virtual option to attend this meeting.

[Join Meeting via Zoom](#)

I. Call To Order

II. Pledge Of Allegiance

III. Roll Call

IV. Approval Of Agenda

V. Approval Of Minutes

A. March 16 Planning Commission Minutes

Documents:

[MARCH 16 PLANNING COMMISSION MINUTES.PDF](#)

VI. Public Hearing

A. R-4 Zoning District Amendments

Documents:

[R-4 ZONING DISTRICT AMENDMENTS.PDF](#)

VII. Staff Reports

VIII. Other Business

IX. Community Forum

Individuals may address the Planning Commission about any City business item not included on the regular agenda. Speakers are requested to come to the podium, sign their name and address on the form at the podium, state their name and address for the

Clerk's record, and limit their remarks to five minutes. Generally, the Planning Commission will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct the matter to be scheduled on an upcoming agenda.

X. Information And Announcements

XI. Adjournment

If you would like to request special accommodations or alternative formats, please contact the City Clerk at 612-782-3313 or email city@savmn.com. People who are deaf or hard of hearing can contact us by using 711 Relay.

Our Mission is to be a progressive and welcoming Village that is walkable, sustainable and safe.

1
2 CITY OF ST. ANTHONY
3 PLANNING COMMISSION MEETING

4 MARCH 16, 2021
5 7:00 p.m.
6

7 **CALL TO ORDER.**

8
9 Chairperson Westrick called the meeting to order at 7:00 p.m.
10

11 **PLEDGE OF ALLEGIANCE.**

12
13 Chairperson Westrick invited the Commission and the audience to join her in the Pledge of
14 Allegiance.
15

16 **ROLL CALL.**

17
18 Commissioners Present: Chair Westrick, Commissioners Socha, Kuykendall, Erickson, and
19 Morita.
20

21 Absent: Commissioner Rude
22

23 Also Present: City Manager Yunker and City Planner Stephen Gritman
24

25 **I. APPROVAL OF THE MARCH 16, 2021, PLANNING COMMISSION MEETING**
26 **AGENDA.**
27

28 Motion by Commissioner Morita, seconded by Commissioner Erickson, to approve the March
29 16, 2021, Planning Commission agenda.
30

31 **Motion carried 5-0.**
32

33 **II. APPROVAL OF THE JANUARY 19, 2021, REGULAR PLANNING COMMISSION**
34 **MEETING MINUTES.**
35

36 Motion by Commissioner Erickson, seconded by Commissioner Morita, to approve the
37 January 19, 2021, Regular Planning Commission Meeting Minutes.
38

39 **Motion carried 5-0.**
40

41 **III. PUBLIC HEARING.**
42

43 **A. Amendment to Zoning Ordinance Section Relating to Accessory Building**
44 **Regulations in All Zoning Districts.**
45

46 Chair Westrick reviewed how the public hearing will proceed this evening.
47

48 Chairperson Westrick opened the public hearing at 7:05 p.m.
49

1
2 City Planner Grittmann reviewed City planning staff is proposing an amendment to the City's
3 Accessory Building regulations that impact a series of current zoning ordinance sections,
4 including Zoning Ordinance Definitions (Section 152.08), and Accessory Buildings text
5 (Section 152.176).

6
7 The definitions (Section 152.08) have been reworked to establish a (slightly revised)
8 definition for Accessory Buildings generally, deleting most references to "structures" and then
9 adding sub-categories of accessory buildings due to differential treatment of each type in the
10 following text. Those proposed categories are Accessory Building – Garage; Accessory
11 Building – Major; and Accessory Building – Minor. The terms related to "garden sheds",
12 "gazebos", etc. have been utilized only as examples to remove any implication that they are a
13 separate category of Accessory Building.

14
15 The Garage definition is taken largely from the existing code, modified with the door-size
16 discussion. The code treats garages and other accessory building differently in a few cases,
17 thus the use of the Accessory Building is relevant in this case.

18
19 A definition has also been added for "Accessory Use", drawn from other resources, so as to
20 distinguish between use and building. Similarly, definitions have been added for "Principal
21 Building" and "Principal Use", currently missing from existing text, again common language
22 drawn from other sources.

23
24 Mr. Grittmann reviewed the proposed changes in detail. The changes reviewed at the Planning
25 Commission Work Session were incorporated into the changes.

26
27 Several alterations were made from the prior version of Section 152.176 Accessory Buildings,
28 including language, removal of duplicate provisions, and reorganization of some of the
29 existing and proposed text.

30
31 The organization is now structured more clearly as follows:

32
33 (A) This text section now refers to the Accessory Building allowances in each of the various
34 districts.

- 35 1. Section 1 refers to requirements in the R-1 and R-1A Districts (the Single-Family
36 zoning districts). Items (a) through (f) limit number of buildings (including buildings
37 by type), and other standards that apply to the single-family areas.
- 38 2. Section 2 refers to requirements for the attached or multiple family districts (R-2, R-3,
39 and R-4).
- 40 3. Section 3 refers to standards for the Commercial and industrial districts.
- 41 4. Section 4 was deleted from this subsection, as building materials requirements will
42 now vary between single family and other uses.

43
44 (B) Through (F) are largely drawn from existing text, with minor adjustments.

45 (G) and (H) distinguish the treatment of building materials and trash enclosures between
46 single family and on-single family uses.

1 (L) is deleted from prior proposed text.

2 (I) is the table of dimension and other standards that apply to Accessory Buildings and/or
3 uses, depending on Yard, Type, and Zoning District. The specific standards that apply to R-
4 1A (shoreland) uses are also listed here – most of these regulations are missing or unclear
5 from current code.

6
7 The applicable Code Sections are Title XV Land Usage, Chapter 152 Zoning Code, Section
8 §152.008 provides definitions related to Zoning. Title XV Land Usage, Chapter 152 Zoning
9 Code, Section §152.176 Dynamic Displays regulates the construction and use of electronic
10 dynamic display signs by Conditional Use Permit and sets the various performance standards
11 applicable to such signs.

12
13 Staff recommends approval of the proposed amendment to the Zoning Ordinance, due to the
14 various conflicts and/or missing components of current standards. It is the intention of staff
15 that by consolidating the regulations as proposed, they will be clearer and more easily applied
16 by staff and property owners alike.

17
18 There were no public comments.

19
20 Chairperson Westrick closed the public hearing at 7:17 p.m.

21
22 Commissioner Erickson thanked staff for providing the changes to the Zoning Code. He asked
23 if the changes were based solely on the comments from the Planning Commission Work
24 session or are they based on the Zoning Code of another City, and if so which City. Mr.
25 Gritman stated the majority of the comments were from the Work Session. The City's Code
26 Enforcement Staff also reviewed and gave input. Some of the definition changes came from a
27 number of different communities including North Oaks, Eden Prairie and Monticello.

28
29 Commissioner Socha stated the organization was much clearer. The square footage for the
30 detached garage or accessory major building, is limited to 750 sf or 80% of ground floor. The
31 previous Code stated 1000 sf or 80% whichever is less. She does not believe it makes sense
32 that an attached garage can be just as large as the principal building but not a detached garage.
33 She believes for many of the smaller homes it would be better to allow for a larger detached
34 building for storage. She would like to propose this be modified. Mr. Gritman stated the
35 previous document stated both 750 and 1000sf. He would not have an issue modifying this to
36 1000sf or 80% whichever is less.

37
38 Commissioner Morita asked if a standard two car garage was 750sf. Mr. Gritman stated a
39 standard two car garage would be 500sf. 750sf would accommodate three cars. He does not
40 believe 750sf is restrictive and that would seem adequate.

41
42 Commissioner Erickson stated most of the St. Anthony sites are more on the smaller side.
43 Most likely 1000sf would not be allowed with the setbacks. He would not be opposed to
44 either number.

45

1 Commissioner Kuykendall asked what the definition would be of an accessory building. Mr.
2 Grittman it would be any building other than the principal.

3
4 Commissioner Socha stated a 1000sf garage seems reasonable. An attached garage can be the
5 same sf as the house.

6
7 Chair Westrick asked how many detached structures exist that are 1000sf. Mr. Grittman
8 stated he does not know. Chair Westrick asked about the definition of garage for light trucks
9 and passenger vehicles. Mr. Grittman stated the intent is to utilize residential garages for
10 residential vehicles. She stated she could live with 1000sf detached building.

11
12 Commissioner Morita stated he would prefer 750sf. Commissioner Morita asked if someone
13 could build a 1000sf building and it didn't violate their impervious could they submit a
14 conditional use permit. Mr. Grittman stated there is no conditional use permit available. If the
15 Commission wishes to allow a larger building by CUP it would need to be added.

16
17 Commissioner Erickson asked what the maximum detached building code is in Minneapolis.
18 Mr. Grittman stated he does not know. He asked if St. Anthony would be outside the norm if
19 they went to 1000sf.

20
21 Commissioner Socha suggested a motion be made and see how the vote goes.

22
23 Motion by Commissioner Westrick, seconded by Commissioner Socha, to recommend the
24 City Council approve the amendment to the Zoning Ordinance relating to Accessory
25 Buildings and Uses, deleting the current Section 152.176 and replacing it with the new
26 Section and replacing the detached building maximum to 1000sf or 100% of ground floor area
27 of principal building whichever is less.

28
29 **Motion carried 4-1(Morita opposed).**

30
31 This will come before the City Council on April 13, 2021.

32
33 **IV. STAFF REPORTS.**

34
35 Mr. Grittman reported earlier this month the City Council voted to deny the car wash at 2701
36 Kenzie Terrace.

37
38 **V. OTHER BUSINESS.**

39
40 Mr. Grittman stated the Planning Commission will be looking at more amendments to the R-4
41 Zoning District.

42
43 **VI. COMMUNITY FORUM – NONE.**

44
45 **VII. INFORMATION AND ANNOUNCEMENTS – NONE.**

46

1 **VIII. ADJOURNMENT.**

2

3

Chairperson Westrick adjourned the meeting at 7:45 p.m.

4

5 Respectfully submitted,

6 Debbie Wolfe

7 *TimeSaver Off Site Secretarial, Inc.*

8



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MEMORANDUM

TO: St. Anthony Village Planning Commission

FROM: Stephen Grittman, City Planner

DATE: July 14, 2021

MEETING DATE: July 20, 2021

RE: St. Anthony Village –Public Hearing –
R-4 Zoning District Amendments

NAC FILE: 323.01

Background.

In April, the Planning Commission discussed staff-proposed amendments to the R-4 Zoning District during a work session. At that session, the Commission agreed that the proposed amendment, with some additions and modifications, was ready to proceed to consideration at a public hearing for formal Planning Commission recommendation.

From the original staff text, the Commission comments included the following changes, which have been incorporated into the attached ordinance language, both in the comparative table and the proposed ordinance itself. Those changes are as follows:

- Modify the proposed allowable maximum height from sixty feet and five stories to fifty feet and four stories.
- Address the proposed requirement for location of senior multi-family on a collector or arterial street (due to concerns over existing facilities that may not comply with this standard). The proposed language includes an alternative that the facility is served by alternative transit options, either public or privately offered.
- Adding requirements to the “General Regulations” in Section 152.105 relating to building materials, landscaping, and sustainability.

Included in the packet is a copy of the current regulations in place, as well as an updated table-form document that lists the series of potential amendments to the district. As part of the table-form document, comments are provided for each proposed change discussing the rationale behind the new language. The revisions from the work session are highlighted for additional clarity

The current district language was established many years ago, and reflects a more moderate density, suburban style of multi-family development. Just in the past few years, the City has considered multi-family projects on four different sites (one of which did not proceed). Each of those were required to utilize the PUD zoning process due to a series of modifications the projects required from typical R-4 regulations, including density, setbacks, parking calculations, height, and other factors.

The current R-4 District restricts density to anywhere from about 13 units per acre up to 24 units per acre, depending on the size of the building. Over the past two years, the City considered, and adopted, an updated Comprehensive Plan that directs development in high density zoning districts to between 20 and 40 units per acre.

While PUD is still a viable path for projects that exceed density or other aspects of the R-4 standards, it can be difficult to process when the individual aspects of the project are of borderline quality or push the envelope in some way. Without baseline standards that reflect a reasonable expectation for development in the district, everything is left to negotiation, which can put the City in a difficult position.

The revisions to the district are intended to create a threshold for higher density projects that set an expectation for development. Beyond this, the threshold for PUD consideration would also then be higher, as this becomes the new baseline.

Recommended Action.

Planning staff recommends approval of the proposed amendments, with any additional changes discussed at the public hearing. As noted, these changes will make multi-family development more straightforward in those areas where it is proposed, set specific minimum expectations for such development, and bring the zoning ordinance more closely into conformance with the Comprehensive Plan.

The Planning Commission's advisory action will then be forwarded to the City Council for its final action at an upcoming meeting.

Section No.	Issue	Proposed Text
R-4 MULTIPLE-FAMILY DISTRICT		
§ 152.100 PURPOSE.	The use of the “transitional” phrase may be inappropriate, given the varied land use pattern. The Comprehensive Plan identifies the allowable locations. Further, the language is not clear as to townhouses, which are allowed in the district by CUP.	The purpose of the R-4 District is to provide areas for <u>multiple family housing other than 1 – and 2 family dwellings and townhouses, and which may serve as a transitional use between less dense residential uses and nonresidential uses.</u>
§ 152.101 PERMITTED USES		Within an R-4 District, the only permitted uses are rental apartment units and condominium apartment units. <u>Permitted multi-family buildings shall meet the standards and requirements of this Section.</u>
§ 152.102 PERMITTED CONDITIONAL USES	It could be confusing the use the term “permitted” with the term “conditional”. “Permitted” uses are typically considered to be allowed by right, whereas “conditional” uses require additional review and processing.	Within an R-4 District, the following uses are permitted-allowed only if a conditional use permit has been issued for that use by the City Council:
(A)		Uses permitted as conditional uses in the R-1, R-1A, R-2, and R-3 Districts;
(B)	Townhouses remain here, but it is noted that under the Comprehensive Plan, densities are to be between 20 and 40 units per acre. It is very difficult to develop townhouses at more than 10 -12 units per acre.	Townhouses;
(C)	This clause allows (by CUP) commercial services within a multi-family building – such as those often found in senior assisted-living housing - but not “mixed use” in the sense that such a business would also be permitted to serve the general public. It is highlighted here for discussion as to whether the allowance for commercial-residential mixed use would be considered.	Service or convenience type businesses, including grocery stores, pharmacies, barber shops and beauty shops catering to the residents of an apartment or condominium building or complex, not to exceed 1,000 square feet in size and provided there is no advertising or signing on the exterior of the building or in any yard;
(D)	Language added here from State statutes that limit the use of CUP conditions.	A state licensed residential facility serving from 7 through 16 persons, <u>provided conditions are necessary to protect public health, safety, and welfare, and similar to the conditions required and applied to other conditional uses in the district;</u>
(E)	Language added here from State statutes that limit the use of CUP conditions.	A state licensed day care facility serving from 13 through 16 persons <u>provided conditions are necessary to protect public health, safety, and</u>

		<u>welfare, and similar to the conditions required and applied to other conditional uses in the district; and</u>
(F)		Nursing home.
<u>(G)</u>	<p>A CUP provision is established here to allow buildings of greater height and density than the base R-4 district which is 3 stories and effectively about 24 units per acre. Projects exceeding those limits may be allowed under this CUP process, with the conditions noted, as well as the any additional conditions noted related to the Comprehensive Plan or the character of the neighborhood.</p> <p>This provision is intended to establish a more straightforward process for the development of multi-family housing per Comp plan goals (such as density), avoiding the PUD zoning process, but retaining the ability of the City to individually process and review each project.</p> <p>The PUD zoning process would continue to be available to project developers who seek additional zoning flexibility outside of the limitations of the district.</p> <p>It should be noted that the creation of this clause slightly lessens the City’s discretion related to multi-family housing – Conditional Uses are a presumed acceptable use, subject to the conditions to be applied. PUD zoning grants greater discretion to the City, but is a more complex process, and sometimes is limited by the lack of more explicit standards.</p>	<p><u>Multi-family housing which exceeds the height and density standards of this section, provided that:</u></p> <p><u>(1) Maximum height shall be limited to sixty (60) fifty (50) feet and no more than five (5) four (4) stories (parking garages that are constructed which are at least 50% below natural grade shall not count as a “story” for the purposes of this section);</u></p> <p><u>(2) Density shall be limited to between twenty (20) and forty (40) unit per acre;</u></p> <p><u>(3) Multi-family housing constructed under this provision shall be required to meet setbacks which are double those of this Section;</u></p> <p><u>(4) Such housing shall be located on a parcel that is within four hundred (400) feet of a public transit stop. Such housing shall provide off-street parking of no less than 1.1 spaces per bedroom, or 1.5 spaces per unit, whichever is greater, no less than 50% of which shall be underground or under the principal building;</u></p> <p><u>(5) Such housing located on a parcel more than four hundred (400) feet from a public transit stop may be allowed, but shall provide off-street parking of at least 2.0 spaces per unit, no less than 50% of which shall be underground or under the principal building;</u></p> <p><u>(6) Additional conditions deemed necessary by the City Council to support the goals and policies of the Comprehensive Plan and the conditions found in the immediate neighborhood of the proposed development.</u></p>
<u>(H)</u>	See the comments noted above for Multi-Family housing in Subd (G).	<p><u>Multi-family housing restricted to units which are occupied by at least one senior citizen 55 years of age and older, provided that:</u></p> <p><u>(1) The development provides at least 75% of its required parking underground or under the building;</u></p> <p><u>(2) The required parking for the facility totals no less than 1.1 parking spaces per unit;</u></p>

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		<p><u>(3) The facility is located on a collector or arterial status street as identified in the Comprehensive Plan, or the facility has provided specific plans for alternative transit services to be available to senior residents of the facility, whether provided publicly or privately;</u></p> <p><u>(4) Unit sizes may fall below the thresholds in this Section, but shall include a demonstration by plan as to how such units may be converted to meet the requirements of this Section if the building is redesigned to accommodate occupants that are not senior citizens;</u></p> <p><u>(5) Density of the project shall be limited to between twenty (20) and forty (40) units per acre;</u></p> <p><u>(6) Additional conditions deemed necessary by the City Council to support the goals and policies of the Comprehensive Plan and the conditions found in the immediate neighborhood of the proposed development.</u></p>								
§ 152.103 ACCESSORY USES		Subject to the provisions of §§ 152.175 through 152.186, the accessory uses permitted in the R-1, R-1A, R-2, and R-3 Districts are permitted in the R-4 District.								
§ 152.104 DIMENSIONAL REGULATIONS										
(A)		Height. No building or structure may exceed 35 feet in height or contain more than 3 stories.								
(B)	<p>This section yields densities that range from 13 unit per acre on the low end to approximately 24 units per acre on the high end, depending on the size of the project. The recently adopted Comprehensive Plan states that high-density guided sites should apply densities of between 20 and 40 units per acre.</p> <p>In this structure, this section (along with the attendant performance standards) is left in place for buildings that can be constructed as permitted uses. On small parcels, smaller buildings may be more appropriate to blend in with the neighborhood. Additional standards</p>	<p>Area. No dwelling may be constructed or placed on a lot which is less in area than the following, except as allowed in §152.227:</p> <table border="1"> <thead> <tr> <th>Building Size</th> <th>Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>2 to 8 units</td> <td>12,000 square feet plus 2,500 square feet per each unit over 2</td> </tr> <tr> <td>9 to 16 units</td> <td>27,000 square feet plus 2,000 square feet per each unit over 8</td> </tr> <tr> <td>17 or more units</td> <td>43,000 square feet plus 1,750 square feet per each unit over 16</td> </tr> </tbody> </table>	Building Size	Minimum Lot Size	2 to 8 units	12,000 square feet plus 2,500 square feet per each unit over 2	9 to 16 units	27,000 square feet plus 2,000 square feet per each unit over 8	17 or more units	43,000 square feet plus 1,750 square feet per each unit over 16
Building Size	Minimum Lot Size									
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	are identified for the larger, more dense projects under the CUP provisions noted in the CUP section above.	
(C) Floor area ratio	This clause is a way of limited intensity of development on a site, which usually works in combination with density, building height/stories, and setbacks. The allowance to exceed the listed FAR is provided by CUP under the proposed text.	The floor area ratio within the R-4 District may not exceed 1.0 <u>except by Conditional Use Permit.</u>
(D) Front yard	The front setback from the street is proposed to be reduced to 20 feet, with attendant changes in side and rear setbacks below. The intent is to accommodate an increase in the separation between buildings on adjoining property, allowing a more limited "front yard" area which is usually occupied by little, if any, usable space.	There must be a front yard with a setback of at least 30 <u>twenty (20)</u> feet.
(E) Side yards	The side setbacks here are modified to provide greater separation from adjoining property (in concert with the reduced front yard setback). Setback to adjoining property is related to the height of the building, with a fixed minimum.	<ol style="list-style-type: none"> (1) There must be 2 side yards with a minimum width of at least 15 <u>twenty (20)</u> feet each, <u>or at least 50% of the height of the building, whichever is greater.</u> (2) Side yards adjacent to a public right-of-way must be at least 30 <u>twenty (20)</u> feet in width. (3) There must be a distance equal to the height of the highest building on a lot between any buildings on the same lot, to a maximum required distance of 30 feet.
(F) Rear yard.	Rear setback is adjusted to relate to the height of the building, with a fixed minimum.	The rear yard must have a depth equal to the greater of 20% of the entire lot or <u>40 feet or 50% of the height of the building, whichever is greater.</u>
(G) Minimum floor area	Relates to the Senior Housing allowances in the CUP section.	<ol style="list-style-type: none"> (1) Efficiency units must contain at least 500 square feet. (2) One-bedroom units must contain at least 650 square feet. (3) Units with more than 1 bedroom must contain at least 650 square feet plus 125 square feet for each bedroom in excess of 1. <u>(4) Units in buildings designated for senior occupants may utilize smaller units under the CUP allowed by this section, with the provisions for future conversion as noted.</u>
(H) Lot coverage.	Additional text creates a specific process for demonstrating that a higher lot coverage can be accommodated through proper improvements. The SWPPP is a standard plan process for managing stormwater, reviewed by the City Engineer.	The lot coverage <u>(including all impervious surfaces)</u> may not exceed 50% <u>except by Conditional Use Permit, upon a showing that stormwater management is addressed on-site without creating impacts</u>

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		<u>on flooding potential and pursuant to the requirements of a Stormwater Pollution Prevention Plan (SWPPP).</u>
§ 152.105 GENERAL REGULATIONS.		Property in the R-4 District is also subject to the provisions of §§ 152.175 through 152.186, and the following:
(A)		Building Materials and Architecture. The applicant for any multi-family structure in the R-4 District shall provide a proposed materials palette, including a plan that shows brick, stone, glass, and architectural metal on no less than 50 percent of all building walls. Architecture shall include significant articulation in both wall facades and building roof line.
(B)		Landscaping and Site Improvements. Any application for a multiple family development shall include a landscaping plan which includes an intensively landscaped site, including usable outdoor spaces such as patios or similar features, structural elements such as gazebos or usable shade, and a variety of trees, shrubs, forbs, and grasses that provide an attractive outdoor environment for the project residents, and a visually attractive environment for passersby. Provisions shall be made for pedestrian and bicycle use and connections to surrounding sidewalk, trail, and pathways. Extensions of existing public pedestrian/bicycle routes may be required as a part of any multi-family project. All landscaped areas shall be irrigated. Natural or native landscapes may be incorporated into the planting plan, consistent with City policy and or other applicable regulations.
(C)		Sustainability. The City will review multi-family residential projects with a consideration for sustainability measures included in the project development. Elements that may be included are charging stations for electric vehicles, stormwater treatment and re-use for landscape irrigation, accommodations for sustainable energy provisions, such as roof-top solar or wind, and other measures. The City encourages a creative and affirmative approach to sustainability consistent with its Comprehensive Plan and related policies.

R-4 MULTIPLE-FAMILY DISTRICT

§ 152.100 PURPOSE. The purpose of the R-4 District is to provide areas for housing other than 1- and 2-family dwellings and townhouses, and which may serve as a transitional use between less dense residential uses and nonresidential uses.

§ 152.101 PERMITTED USES. Within an R-4 District, the only permitted uses are rental apartment units and condominium apartment units.

§ 152.102 PERMITTED CONDITIONAL USES. Within an R-4 District, the following uses are permitted only if a conditional use permit has been issued for that use by the City Council:

- (A) Uses permitted as conditional uses in the R-1, R-1A, R-2, and R-3 Districts;
- (B) Townhouses;
- (C) Service or convenience type businesses, including grocery stores, pharmacies, barber shops and beauty shops catering to the residents of an apartment or condominium building or complex, not to exceed 1,000 square feet in size and provided there is no advertising or signing on the exterior of the building or in any yard;
- (D) A state licensed residential facility serving from 7 through 16 persons;
- (E) A state licensed day care facility serving from 13 through 16 persons; and
- (F) Nursing home.

§ 152.103 ACCESSORY USES. Subject to the provisions of §§ 152.175 through 152.186, the accessory uses permitted in the R-1, R-1A, R-2, and R-3 Districts are permitted in the R-4 District.

§ 152.104 DIMENSIONAL REGULATIONS.

- (A) Height. No building or structure may exceed 35 feet in height or contain more than 3 stories.
- (B) Area. No dwelling may be constructed or placed on a lot which is less in area than the following, except as allowed in §152.227:

Building Size	Minimum Lot Size
2 to 8 units	12,000 square feet plus 2,500 square feet per each unit over 2
9 to 16 units	27,000 square feet plus 2,000 square feet per each unit over 8
17 or more units	43,000 square feet plus 1,750 square feet per each unit over 16

- (C) Floor area ratio. The floor area ratio within the R-4 District may not exceed 1.0.
- (D) Front yard. There must be a front yard with a setback of at least 30 feet.
- (E) Side yards.

(1) There must be 2 side yards with a minimum width of at least 15 feet each.

(2) Side yards adjacent to a public right-of-way must be at least 30 feet in width.

(3) There must be a distance equal to the height of the highest building on a lot between any buildings on the same lot, to a maximum required distance of 30 feet.

(F) Rear yard. The rear yard must have a depth equal to the greater of 20% of the entire lot or 40 feet.

(G) Minimum floor area.

(1) Efficiency units must contain at least 500 square feet.

(2) One-bedroom units must contain at least 650 square feet.

(3) Units with more than 1 bedroom must contain at least 650 square feet plus 125 square feet for each bedroom in excess of 1.

(H) Lot coverage. The lot coverage may not exceed 50%.

§ 152.105 GENERAL REGULATIONS.

Property in the R-4 District is also subject to the provisions of §§ 152.175 through 152.186.



NOTICE OF A PUBLIC HEARING

July 20, 2021, 7:00 p.m.

City Hall, 3301 Silver Lake Road, St. Anthony, MN 55418

Notice is hereby given that the City of Saint Anthony Village Planning Commission will hold a public hearing to solicit public response to multiple updates to the City of St. Anthony Zoning, Section 152.100 through 152.105 related to regulation of R-4 Multiple Family District.

The Planning Commission agenda and packet relating to this item will be made available prior to the meeting online at www.savmn.com.

Ways to Comment:

Online

Those persons having an interest are encouraged to attend via Zoom. The link to participate via Zoom can be found at <https://www.savmn.com/Calendar.aspx?EID=1226>

In Person

The public is welcome to attend in person at the City of Saint Anthony Community Center, 3301 Silver Lake Road, in the Council Chambers at 7:00 p.m.

Written

Written comments may be taken at the St. Anthony Village City Hall, 3301 Silver Lake Road, St. Anthony Village, Minnesota 55418 until the date of the public hearing.

Comments can also be conveyed via email, to planner@savmn.com until the date of the public hearing.

Questions?

Questions may be directed to the City Planner at 763-957-1100.

Steve Grittman
City Planner