



**Agenda Item: Enactment of Comprehensive Plan Amendment to Align the Land Use Plan with the City's Policy Goals**

**Action to be considered:**

Approve Resolution 2023-38 enacting a comprehensive plan amendment to align the Land Use Plan with the City's policy goals.

**Overview:**

**Applicant**

This comprehensive plan amendment was initiated by the City Council following a Worksession discussion on September 12, 2022.

**Background**

The Planning Commission held a public hearing for the proposed amendment on December 7, 2022 and there was unanimous support for the amendment. On December 19, 2022, the City Council unanimously approved a comprehensive plan amendment which would address 3 issues:

1. For many decades, the comprehensive plan called for phasing out many existing small business spaces that are scattered throughout South St. Paul at neighborhood nodes and instead concentrating businesses in just a few select commercial areas. This ran counter to the City's policy goal of encouraging small businesses and walkable neighborhoods. It also would eliminate one of the things that makes South St. Paul a unique and desirable place to live. The Land Use Chapter was revised to remove the calls for phasing out the small neighborhood business spaces and to instead encourage continued strengthening of the existing neighborhood commercial nodes and mixed-use areas.
2. The density ranges for residential and mixed-use areas in the Future Land Use Map were not well calibrated and needed to be revised to reflect the City's actual housing policies and goals. If taken literally, the original 2040 Comprehensive Plan appeared to be actively calling for South St. Paul's oldest and best loved neighborhoods to be "de-densified" which would need to involve an end to infill development and the large-scale demolition of residential buildings. In other cases, the comprehensive plan was trying to steer very high levels of density to areas where it is either not politically feasible or it is not economically/environmentally feasible due to soil conditions and topography. Because the guidance was so unrealistic, it was stifling more modest infill development. The City anticipates that almost all of its new housing in the next 20 years will be built in the Concord Street area which is where the City wants to direct high levels of density and the 2040 Comprehensive Plan needed to be updated to reflect City goals.
3. There was a map error that needed to be corrected. A single-family home on top of a bluff was accidentally included in a mixed-use area at the bottom of the bluff.

Following approval by the City Council, the amendment was sent to the Metropolitan Council for review and approval, as is required by law. The Metropolitan Council reviewed and approved the amendment on February 2, 2023 and has authorized the City to put the amendment into effect.

### **Staff Recommendation**

The City Council is asked to approve Resolution #2023-38 which will officially enact the comprehensive plan amendment that was approved on December 19, 2022. The amendment being enacted is functionally identical to what the City Council already approved in 2022 but some additional tables and language have been updated to satisfy Metropolitan Council requirements.

*The amendment will go into effect as soon as the City Council approves the enactment. Following enactment, City Staff will work with the City's consultants to update the polished version of the 2040 Comprehensive Plan that is on the City's website to ensure that all of the maps and tables are presented correctly.*

### **ATTACHMENTS**

- A- Text Amendments Being Enacted**
- B- Future Land Use Map Update Being Enacted**
- C- Metropolitan Council Approval Letter**
- D- Staff Memo from December 19, 2022 City Council Meeting**

ATTACHMENT A  
TEXT AMENDMENTS BEING ENACTED

From Page 4-64 through 4-66:

## Future Land Use designations

LDR: Low density Residential (1-5 u/ac):

Low-Density Residential allows single-family detached homes and low density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre. The Metropolitan Council equivalent is "Single Family."

LMDR: Low-Medium density Residential (6-~~8~~ 15 u/ac):

Low-Medium Density Residential allows single-family detached homes and low-density attached units such as duplexes and twin homes within this land use category. The Metropolitan Council equivalent is part of "Single Family Residential" and part of "Multi-Family Residential." Low- Medium Density Residential ranges from 6 to ~~8~~ 12 units per acre.

MDR: Medium density Residential (6-~~12~~ 20 u/ac):

Medium Density Residential includes attached housing (townhomes and small apartment buildings), small lot detached townhomes, and manufactured housing (mobile homes) within the one existing manufactured home park (Healy Park). Single family and duplex units are also permitted within this land use category. Medium Density Residential ranges from 6 to ~~12~~ 20 units per acre.

HDR: High density Residential (~~13-20~~ 60 u/ac):

High Density Residential includes dwellings other than single-family detached houses at densities from ~~13-20~~ units to 60 units per acre in the base zoning district, such as; larger attached townhomes, apartments, and condominiums generally in a stacked or attached configuration. Densities above 20 units should be guided through development specific plans such as Planned Unit Developments (PUD's) or as Conditional Uses (CUP's). The Metropolitan Council equivalent is part of "Multi-Family Residential." ~~A switch to a minimum average density of 20 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.~~

MU: Mixed-Use (~~13 or~~ 25 - 60 or 75 u/ac):

The Mixed-Use category is intended to allow for developments which combine residential, office, retail, and commercial uses through planned development. These uses may be mixed within the same building (vertical mixed use) or may be in separate buildings that are mixed within the same area (horizontal mixed use). Overall, throughout all mixed-use areas, 40% of development is expected to be residential.

The exact mix of uses will depend on the site and will need to be sensitive to the development context. Mixed-use development within the Southview Hill area is expected to be of lesser scale than sites identified along Concord Street due to the

size of remaining developable sites and the context of the surrounding neighborhood. ~~A switch to a minimum average density of 25 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.~~

The minimum density in this category is 13 units per acre except in the Grand/Exchange Mixed-Use area the minimum density is 25 units per acre. The maximum density in this category is 60 units per acre except in the Grand/Exchange Mixed-Use area the maximum density is 75 units per acre. District-wide, the City expects new development to meet minimum density requirements but individual infill projects in mixed-use areas may not always meet the minimum. The City expects that many development projects in mixed-use areas will not include any dwelling units and some smaller infill projects, including small vertical mixed-use buildings, may include a number of dwelling units that falls short of meeting the minimum requirement.

Mixed Use sites that include high density residential buildings should utilize the criteria listed above for multifamily development when siting buildings and use design to ensure that the proposed building is sensitive to the context of the development site.

From Page 4-81 through 4-83

### District 6

Planning District 6 is bordered on the west by 15th Avenue, on the north by Wentworth Avenue and the Wentworth Ravine, on the east by Concord Street, and on the south by 3rd Street South.



### Land Use Issues

This district is the city center area and includes one of the main retail areas, Southview Hill, along with six churches, four parks, two schools, the South St. Paul School District office, City Hall, the Dakota County Historical Society and Museum, the City's historic library, two senior apartment towers, and the Concord Exchange commercial area. This area also has a mixture of single-family housing, duplexes, and small apartments that surround these non-residential elements. The area was built on a street grid pattern with lots that were platted at 40-feet wide and sidewalks that connect most of this central area of the community. Residential properties in this area are on average some of the oldest sections of the

community (along with District 8). The topography of the northern and eastern parts of this district includes ravines and bluffs which provide for some beautiful vistas but also create difficulty in trying to connect the majority of the community to the area below the bluffs. There is one area of larger lot single-family residential within this district that is generally located between 9th Avenue, Wentworth Avenue, 4th Avenue and 3rd Street North. Single-family homes in this area tend to have lot sizes around  $\frac{1}{4}$  of an acre and the zoning designates these areas as R-1: Single-Family Residential. The remaining single-family homes in District 6 tend to have lot widths of 40 feet (around  $\frac{1}{8}$  of an acre) and are designated as R-2: Single and Two-Family Residential on the City's Zoning Map.

## Future Land Use

The Southview Hill area is the heart of the community centered on the east-west streets of Southview Boulevard and Marie Avenue and the north-south streets of 5th Avenue and 7th Avenue. The existing mixture of residential, commercial, some small offices, and civic institutional spaces gives the area its authentic character. In 2014, the City finished a study on the Southview Hill area that recommended changes to the future land use and zoning to strengthen and reinforce the character of the area. The study determined that most of the area was guided as High Density Residential or Commercial but there were few remaining undeveloped parcels. Additionally, while much of the area was guided in a narrow band of commercial the size of those parcels tended to be too small for standard retail development, and the traffic counts in the area would not meet the standards of conventional "box" retailers. The study recommended changing future land uses from a narrow band of Commercial surrounded by High Density Residential, to two nodes of development surrounded by Low Density Residential (or low-medium) which correlated with the existing development pattern. The node at 12th-13th Avenues and Southview was proposed to be a standard commercial node similar to the development that was already in the area. The development node centered near the area of Southview Boulevard / Marie Avenue and 5th Avenue / 7th Avenue was proposed to be a mixed-use area that would allow for uses that are consistent with the walkable character of the area. The mixed-use designation is also consistent with the organic mixture of single-family homes, commercial, civic institutions, and small apartments that are all currently present in this area. The Southview Hill study included several open houses, which were well attended, and opportunities for online citizen engagement. One of the notable elements from that engagement was the public support for improving or even expanding Central Square Park. The Central Square Park is on South St. Paul School District property rather than city property, but the park is thought of as the "town square" and hosts many of the essential civic events and celebrations that contribute to South St. Paul's character. The park currently includes a play structure, picnic lawn, and a sunken amphitheater but the park could stand some revitalization. The City should work together with the School District to see that this park space is preserved and improved so that it can continue to provide recreation space and the central gathering space for the community. In addition, the study identified several catalyst sites where development / redevelopment could best help to revitalize the area. Some of these sites have since been developed but the Economic Development Authority (EDA) owned site just west of Central Square is an opportunity for mixed-use redevelopment. [In 2022, the 2040 Comprehensive Plan's future land use map was amended to expand the scope of the mixed-use area around Southview and Marie Boulevard to give the City additional flexibility in developing appropriate zoning regulations for this area.](#)

Another major development area in Planning District 6 is the Concord Exchange area centered on Concord Exchange and Grand Avenue. This area historically provided commercial businesses that served the community as a whole but also catered specifically to the industries to the east such as the packing houses, stockyards, and slaughtering operations that were prevalent. As those industries vanished from the community and commercial development followed metropolitan trends and spread further into the suburbs the impact felt distinctly in this area. Urban Renewal cleared several of the old buildings that lined Concord Exchange and left it a shadow of its former commercial self, pockmarked with parking lots and vacant parcels. Development in this area has recently begun to pick up momentum with substantial renovations of long-vacant buildings into a glass-blowing studio and a market rate apartment building. The area is guided mixed-use and the area has a mixed-use zoning district, which was established in 2004. Additional planning for this area should be undertaken to further refine development opportunities within the area but also for the connections that this area can provide to Southview Hill and the rest of the community which are up the "hill" to the west, and for the connections that the area can help foster with the Mississippi River via Hardman/ Concord Triangle area (District 9).

From Page 4-102

## Goals and Policies

### General Land Use Goals and Policies

Goal 4.12: Small nodes of neighborhood commercial uses ~~was were~~ once commonplace in South St. Paul but gradually many of these uses have been redeveloped. The remaining small commercial spaces that can be found throughout the neighborhoods are a unique amenity and part of what makes South St. Paul special. Explore ways to sustain these small commercial spaces while mitigating conflicts with neighboring residential uses. Only a few small pockets of neighborhood commercial remain. Explore ways to help these uses transition to be consistent with the future land use plan.

Policy 4.12.1: Explore the use of tailored performance standards, conditional use permits, and other zoning tools to support neighborhood commercial uses and encourage investment while mitigating conflicts with neighboring residential uses.

Policy 4.12.2: If unique longstanding quasi-commercial uses such as the Croatian Hall and Polish National Alliance clubhouses remain zoned residential, explore putting provisions into the City Code that will support the long-term continuation of these uses. Currently, these uses must rely solely on lawful nonconformity ("grandfather") rights.

~~Policy 4.12.1: Neighborhood commercial uses shall only include small offices, and limited~~

~~service retail where the scale, hours, and parking demand are very limited and the impacts on adjacent residential uses should be minimal.~~

~~Policy 4.12.2: Policy 6.12.2: Explore the use of Interim Use Permits (IUP's) and/or Nonconforming Use Permits to accommodate transitional uses for these neighborhood commercial nodes until such time as the properties are ready for redevelopment.~~

~~Policy 4.12.3: Ensure that transitional uses are consistent with the intent of neighborhood commercial uses and do not negatively impact adjacent residential uses.~~

**From Page 4-66**

Table 4.2: Future Land Use 2040

Future Land Use	Gross Acres	%
LDR - Low Density Residential	<del>494.09</del> <u>494.25</u>	12.4%
LMDR - Low-Medium Density Residential	<del>698.89</del> <u>691.72</u>	<del>17.5%</del> <u>17.3%</u>
MDR - Medium Density Residential	<del>23.67</del> <u>23.57</u>	0.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	<del>139.34</del> <u>153.34</u>	<del>3.5%</del> <u>3.8%</u>
GEMU- Grand/Exchange Mixed Use	58.7	1.5%
COM - Commercial	<del>117.33</del> <u>113.36</u>	<del>2.9%</del> <u>2.8%</u>
AIR - Airport	199.33	5.0%
I - Industrial	155.42	3.9%
LI - Light Industrial	327.73	8.2%
ROW - Right of Way	606.85	15.2%

P - Parks and Recreation	<del>265.97</del> <u>264.76</u>	<del>6.7%</del> <u>6.6%</u>
IN - Institutional	<del>195.05</del> <u>194.3</u>	<del>4.9%</del> <u>4.9%</u>
UTL - Utility	33.45	0.8%
O - Office	0.00	0.0%
OS - Open Space	204.36	5.8%
RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
<b>Total</b>	<b>3,993.56</b>	<b>100.00%</b>

From Page 4-69

Table 4.5: Potential Residential Unit Phasing

Future Land Use	Density (u/ac)		% Res	2016-2020		2021-2030		2031-2040		Total	
	Min	Max		Min Units	Max Units	Min Units	Max Units	Min Units	Max Units	Min Units	Max Units
Low Density Residential	1	5	100%	0	0	0	0	0	0	0	0
Low-Medium Density Residential	6	<del>8</del> <u>15</u>	100%	0	0	0	0	0	0	0	0
Medium Density Residential	6	<del>12</del> <u>20</u>	100%	0	0	0	0	0	0	0	0
High Density Residential	<del>20</del> <u>13</u>	60	100%	0	0	<del>56</del> <u>36</u>	167	0	0	<del>56</del> <u>36</u>	167
Mixed Use	<del>25</del> <u>13</u>	60	40%	<del>34</del> <u>18</u>	82	0	0	0	0	<del>34</del> <u>18</u>	82
Grand/Exchange Mixed Use	25	75	40%	0	0	86	258	209	627	295	885
<b>Total</b>				<del>34</del> <u>18</u>	82	<del>142</del> <u>122</u>	425	209	627	<del>385</del> <u>349</u>	1,134
<b>Total U/A</b>				25.0		22.8		25.0		24.1	

Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment [and again in 2023 due to several density ranges being recalibrated.](#)

From Page 6-141

Table 6.12: Affordable Housing Potential, 2021-2030

Future Land Use	Density (u/ac)		% Res	Net Acres	2021-2030	
	Min	Max			Min Units	Max Units
High Density Residential	<del>13</del> 20	60	100%	2.8	<del>36</del> 56	167
Mixed Use	<del>13</del> 20	60	40%	3.4	<del>18</del> 34	82
Grand/Exchange Mixed Use	25	75	40%	8.6	86	258
<b>Total</b>				<b>14.8</b>	<del><b>140</b></del> <b>476</b>	<b>507</b>

Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment and again in 2023 due to the high density residential and mixed-use categories having their minimum densities reduced to 13 u/ac.

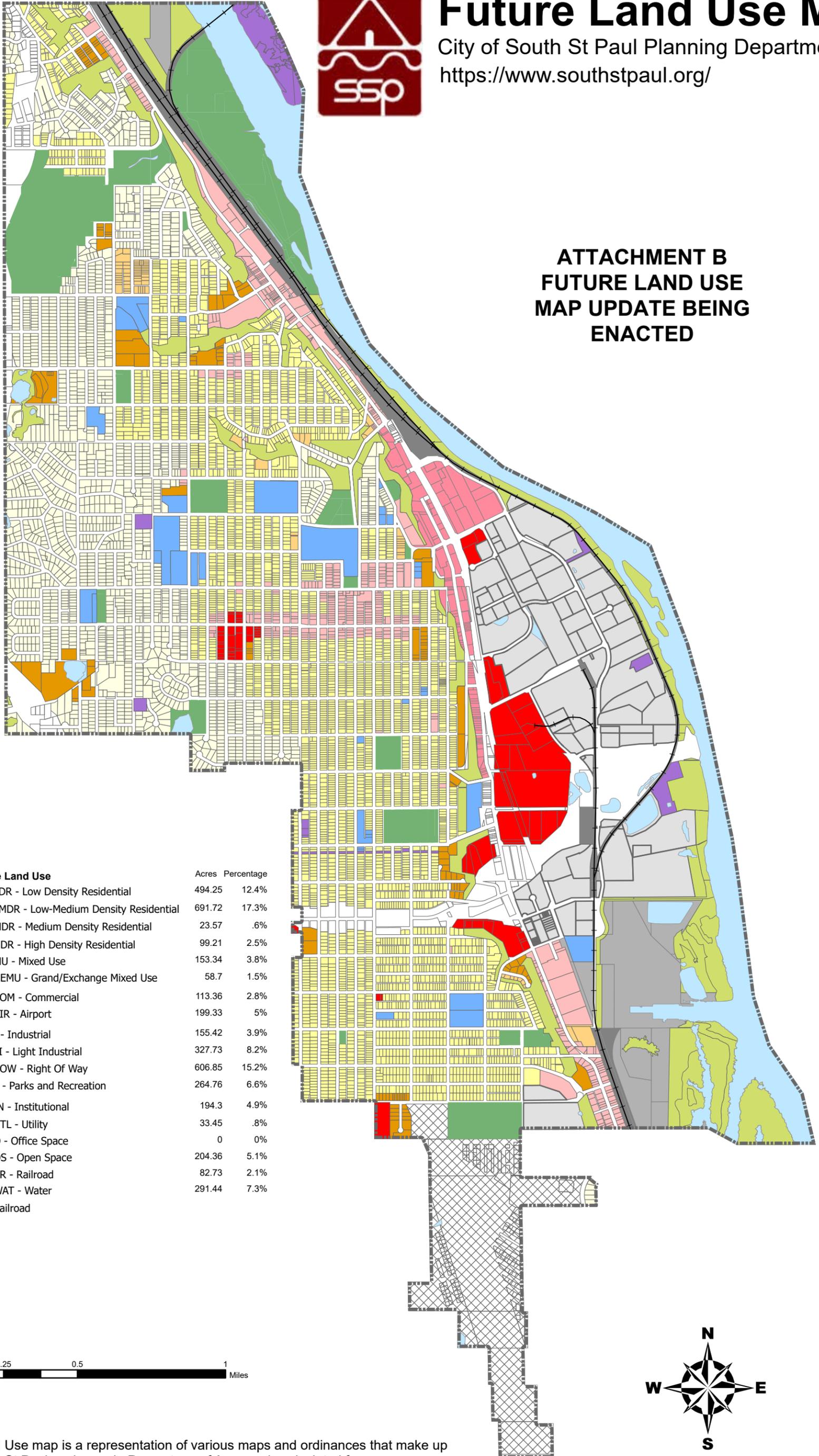


# Future Land Use Map

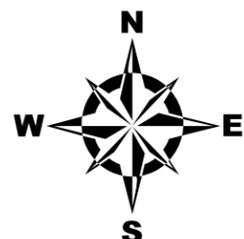
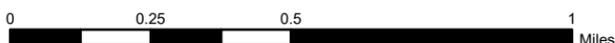
City of South St Paul Planning Department

<https://www.southstpaul.org/>

**ATTACHMENT B  
FUTURE LAND USE  
MAP UPDATE BEING  
ENACTED**



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.25	12.4%
6-15	LMDR - Low-Medium Density Residential	691.72	17.3%
6-20	MDR - Medium Density Residential	23.57	.6%
13-60	HDR - High Density Residential	99.21	2.5%
13-60	MU - Mixed Use	153.34	3.8%
25-75	GEMU - Grand/Exchange Mixed Use	58.7	1.5%
	COM - Commercial	113.36	2.8%
	AIR - Airport	199.33	5%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	606.85	15.2%
	P - Parks and Recreation	264.76	6.6%
	IN - Institutional	194.3	4.9%
	UTL - Utility	33.45	.8%
	O - Office Space	0	0%
	OS - Open Space	204.36	5.1%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Friday, December 16, 2022  
Last Updated: December 5, 2022  
Prepared by: South St Paul GIS



## ATTACHMENT C METROPOLITAN COUNCIL APPROVAL LETTER

February 2, 2023

Michael Healy, Planning Manager  
City of South St. Paul  
125 3rd Avenue North  
South St. Paul, MN 55075

**RE: City of South St. Paul – Aligning the Land Use Chapter with City Policy Goals Comprehensive Plan Amendment – Administrative Review**  
Metropolitan Council Review File No. 22398-3  
Metropolitan Council District 13

Dear Michael Healy:

We received the City's Aligning the Land Use Chapter with City Policy Goals comprehensive plan amendment on January 11, 2023 and supplemental table received January 31, 2023. The amendment consists of three parts. The first part changes the guiding land use of multiple parcels across the City (totaling approximately 14 acres) to better align the future land use map with City goals for encouraging small businesses and walkable neighborhoods. The second part revises the density ranges of four guiding land uses. It increases the maximum density of the Low/Medium Density Residential and the Medium Density Residential land use categories from 8 to 15 units per acre and 12 to 20 units per acre, respectively. It also decreases the minimum density of the High Density Residential and Mixed Use land use categories from 20 to 13 units per acre and 25 to 13 units per acre, respectively. The third part of the amendment corrects a mapping error by changing the guiding land use of a parcel with an existing family home from Mixed Use to Low Density Residential.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on November 30, 2022. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions regarding the review please contact Patrick Boylan, Principal Reviewer, at 651-602-1438 or via email at [patrick.boylan@metc.state.mn.us](mailto:patrick.boylan@metc.state.mn.us).

Sincerely,

 ERIC WAJSZEK for

Angela R. Torres, AICP, Senior Manager  
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division  
Chai Lee, Metropolitan Council District 13  
Patrick Boylan, Sector Representative/Principal Reviewer  
Reviews Coordinator

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**Agenda Item: A Comprehensive Plan Amendment to Align the Land Use Chapter with the City's Policy Goals**

**Action to be considered:**

Approve Resolution 2022-188 approving a comprehensive plan amendment to align the Land Use Chapter with the City's policy goals.

**Overview:**

**Application**

The City Council requested that City Staff bring forward this comprehensive plan amendment following a discussion at the City Council Worksession on Monday, September 12, 2022.

**Background**

South St. Paul finished drafting its 2040 Comprehensive Plan in June of 2019. Following a public comment period, the plan was submitted to the Metropolitan Council later that year. The new plan was officially implemented in October of 2020 after receiving its final approvals from the Metropolitan Council. Since the plan's drafting in 2019, the City has continued to actively study several issues relating to land use. It has become clear that some parts of the 2040 Comprehensive Plan's "Future Land Use Plan" need to be adjusted to better align with the City's policy goals.

As is required by State Law, the City has completed several major projects over the past two years to update its zoning rules to bring them into alignment with the new comprehensive plan. The inconsistencies between the City's policy goals and the comprehensive plan need to be resolved so that the City can continue its zoning updates. The City is proposing a comprehensive plan amendment that would update the 2040 Comprehensive Plan to address 3 issues:

1. For many decades, the comprehensive plan has called for phasing out many existing small business spaces that are scattered throughout South St. Paul at neighborhood nodes and instead concentrating businesses in just a few select commercial areas. This runs counter to the City's policy goal of encouraging small businesses and walkable neighborhoods. It also would eliminate one of the things that makes South St. Paul a unique and desirable place to live. The Future Land Use Plan needs to be revised to remove the calls for phasing out the small neighborhood business spaces and to encourage continued strengthening of the existing neighborhood commercial nodes.
2. The density ranges for residential areas in the Future Land Use Map are not well calibrated and need to be revised to reflect the City's actual housing policies and goals. If taken literally, the comprehensive plan appears to be actively calling for South St. Paul's oldest and best loved neighborhoods to be "de-densified" which would need to involve an end to infill development efforts and the large-scale demolition of residential buildings. In other cases, the comprehensive

plan is trying to steer very high levels of density to areas where it is either not politically feasible or it is not economically/environmentally feasible due to soil conditions and topography. Because the guidance is unrealistic, it stifles more modest infill development that might otherwise take place in those areas. The City anticipates that almost all of its new housing in the next 20 years will be built in the Concord Street area which is where the City wants to direct high levels of density.

3. There is a map error that should be corrected. A single-family home on top of a bluff was accidentally included in a mixed-use area at the bottom of the bluff.

### **Update #1: Preserving Spaces for Small Businesses**

A major characteristic of life in South St. Paul is that there are small businesses woven into the fabric of the community and many residents are able to walk to access at least some goods and services. This type of community design is somewhat rare in the United States and many people consider it very desirable. It is one of the driving forces behind the real estate boom that walkable inner ring suburban communities like South St. Paul are currently experiencing. The Planning Commission and City Council have historically been very supportive of small neighborhood businesses and the City Code has been written to be flexible and encourage small business development and neighborhood walkability.

Historically, there has been a disconnect between the City's support for small businesses and the way that the comprehensive plan has been written. In the 1960's, the City began adding policies to its Comprehensive Plan that encouraged phasing out many neighborhood businesses to try to make South St. Paul more like many newer suburbs where residential areas and commercial areas are separated. Similar to previous plans, the 2040 Comprehensive Plan calls for phasing out many of South St. Paul's existing small commercial spaces:

- There are seven commercial buildings that currently have C-1 Retail Business zoning where the 2040 Comprehensive Plan's future land use map calls for rezoning the property to residential and phasing out the commercial use:
  1. The Wellness Café at 1025 Southview Boulevard.
  2. The Veterans Field Professional Building at 351 15<sup>th</sup> Avenue North.
  3. The office building at 353 15<sup>th</sup> Avenue North.
  4. The mixed-use apartment building at 401 15<sup>th</sup> Avenue North.
  5. The office building at 700 12<sup>th</sup> Avenue North.
  6. Ollom's Appliances at 101 12<sup>th</sup> Avenue North.
  7. Maple Tree Day School at 1001 Marie Avenue. *Daycares are allowed in residentially zoned areas with a conditional use permit so the current use could still be allowed but no new commercial uses could move into the building if it were rezoned to residential.*
- There are also a number of commercial buildings that have been given R-2 residential zoning at some point in the past 80 years. The comprehensive plan calls for phasing out each of these commercial uses. Each of these buildings is "grandfathered" to continue to be

used by the type of business that currently occupies it but it is not allowed to change to a different type of business. If the commercial use ever ceases for one full year, all grandfather rights are forfeited and the property can only be used as a single-family home, duplex, or a church. Institutional uses such as schools and daycares may be allowed in residentially zoned areas by conditional use permit.

- 1020 Marie Avenue. *This is an old doctor's office which has been mostly vacant for several years and likely has lost its "grandfather" rights. The building is in good condition and located near several commercially zoned buildings but, due to its zoning, it cannot be used for a new commercial use aside from a church, daycare (with a CUP), or school (with a CUP).*
  - 459 5<sup>th</sup> Avenue South. *The first-floor commercial space of this mixed-use apartment building is the former home of Joe's bakery and currently the office of a roofing contractor.*
  - 101 Richmond Street East. *This is Illetschko's Meats, a small meat market and grocery store.*
  - 444 12<sup>th</sup> Avenue North. *This is an office building that has a grandfathered "Special Use Permit" that allows it to be used for seven specific office uses. It can be a real estate office, an accounting service, an insurance office, a doctor's office, a dental office, a law office, or an engineering office.*
  - 445 2<sup>nd</sup> Avenue South. *This is the Croatian Hall, a nonprofit bar and community event space with ties to the Croatian community.*
  - 622 1<sup>st</sup> Avenue South. *This is the PNA, a nonprofit bar located in the basement of a duplex that is operated by the Polish National Alliance.*
  - 1201 Marie Avenue. *This was once a mixed-use building with a ground floor commercial space and apartments above it. The commercial space was converted to an apartment unit in 1985 but still has the appearance of being suitable for a commercial business. Since Marie Avenue is a mixed-use area, it makes sense to guide the building as mixed-use so the City could work with the property owner to move a small business back into the old commercial space in the future if the market was supportive.*
- In the commercial areas of Thompson Avenue, Marie Avenue, and Southview Boulevard, there are a large number of residences, vacant lots, and institutional buildings that are currently zoned C-1 Retail Business. However, the 2040 Comprehensive Plan guides many of these properties to Low-Medium Density Residential and essentially calls for down-zoning them to R-2 zoning. A better approach would be to guide the properties "Mixed-Use" which would allow for more tailored solutions. Many of these properties probably should be rezoned to R-2 residential but others would benefit from keeping commercial zoning or receiving a mixed-use zoning designation. By re-guiding the properties to "Mixed-Use," the City keeps its options open and can work with individual property owners and make thoughtful rezoning decisions to ensure that these three commercial areas stay strong and successful.

The proposed comprehensive plan amendment would re-guide all of the properties mentioned above towards "mixed-use" which will give the City more options in setting the zoning for each specific property. There would also be a text amendment that would remove language that talks

about phasing out neighborhood businesses and replace it with new language that talks about protecting neighborhood businesses.

*Note: Guiding a property “mixed-use” in the Comprehensive Plan does not automatically change its zoning designation. Parcels that are guided “mixed-use” can be zoned commercial, residential, or mixed-use. It is fully at the City’s discretion whether any of the properties receiving new “mixed-use” guidance end up being rezoned in the future.*

## **Update #2: Right-Sizing Density Ranges to Help Implement Master Housing Strategy**

In the 2040 Comprehensive Plan, there is a “future land use map” which assigns every parcel in the community a designation for what it is supposed to be in 20 years. For parcels that are guided residential or mixed-use, the Comprehensive Plan contains a minimum and maximum density for new development which is given in “units per acre.” The City is obligated to consider the density range when it is reviewing variances, conditional use permits (CUP’s), and Planned Unit Developments (PUD’s). In general, the City should not approve variances, CUP’s or PUD’s that are not substantially consistent with the comprehensive plan. The PUD ordinance states that a PUD project cannot contain a density that goes beyond the maximum listed in the comprehensive plan.

The current density ranges in the 2040 Plan were put in place largely to satisfy Metropolitan Council requirements and often are not consistent with South St. Paul’s existing development patterns or reflective of the City’s policy goals. There are some issues with the way the existing density ranges are laid out which will make it difficult for the City to implement the Master Housing Strategy that the City Council approved in 2020 (<http://www.southstpaul.org/776/Master-Housing-Assessment-and-Strategy>):

- The City Council has indicated that they want to encourage the development of for-sale townhome buildings. Many urban townhome developments have densities in the range of 12-18 units per acre.
  - The 2040 Comprehensive Plan states that medium density areas should have a minimum density of 6 units per acre and a maximum density of 12 units per acre.
  - The 2040 Comprehensive Plan states that high density residential areas should have a minimum density of 20 units per acre and a maximum density of 60 units per acre.
  - The comprehensive plan does not support allowing a housing development with a density of 13-19 units per acre anywhere in City limits. This would potentially prevent the City from approving a PUD, conditional use permit, or variance to support a for-sale townhome project.
- The mixed-use areas that are “up the hill” currently have a minimum density of 25 units per acre and a maximum density of 60 units per acre. The high-density residential areas that are “up the hill” have a minimum density of 20 units per acre and a maximum density of 60 units per acre.
  - The maximum is probably set correctly as there are some special situations where this type of density is appropriate. The “Wakota on Fourth” condo building behind City Hall was developed at a density of 46 units per acre, for instance, and is widely regarded as a success.
  - In Staff’s opinion, the minimums are set too high. Up the hill, there are many areas

guided mixed-use or high density residential where it is appropriate to allow townhome buildings, small apartments, or even small-lot single family homes and duplexes. These types of projects will all be significantly less dense than 20 units per acre.

- Most of the City’s older neighborhoods (those that were developed between the 1880’s and the 1950’s) are guided “Low-Medium Density Residential” and are supposed to have a minimum density of 6 units per acre and a maximum density of 8 units per acre.
  - These neighborhoods are mostly zoned “R-2” which allows single-family homes and duplexes. They are also full of “grandfathered” triplexes, quadplexes, and small apartment buildings.
  - Most of these existing neighborhoods already have a density of at least 9-15 units per acre which does not align with the comprehensive plan. It is unclear what the Comprehensive Plan wants done with these neighborhoods.
  - The Met Council generally requires that South St. Paul guide its land so that new development citywide has an average density of 20 units per acre. Because the 2040 Comprehensive Plan does not acknowledge the existing density in these older neighborhoods, the City does not “get credit” with the Met Council for this density. This likely has led to the Met Council imposing extra density requirements elsewhere in the community.
  - Realistically, these neighborhoods cannot be made “less dense” without large-scale demolition of buildings or changes to the zoning code to prevent infill development. These neighborhoods are well-loved due to their traditional layout and walkability and this is something that the City generally wants to preserve and protect. For years, the HRA and EDA have been working to support infill development that is consistent with the existing character of these neighborhoods.
  - For the sake of comparison, Saint Paul has many old low-density neighborhoods that are very similar to South St. Paul’s old low-density neighborhoods. Saint Paul’s comprehensive plan calls these “urban neighborhoods” and they are guided to be 7-30 units per acre. Almost all of Saint Paul’s neighborhoods with single-family zoning carry this designation.

The proposed amendment would make the following adjustments to the Land Use Chapter of the 2040 Comprehensive Plan:

1. The Low-Medium Density Residential areas would have a density range of 6-15 units per acre.
2. The Medium Density Residential areas would have a density range of 6-20 units per acre.
3. The High-Density Residential areas “up the hill” would have their minimum density reduced to 13 units per acre which was the old minimum under the 2030 Plan.
4. The Mixed-Use areas “up the hill” would have their minimum density reduced to 13 units per acre which is close to the old minimum under the 2030 Plan. There would also be a text amendment stating that any housing units contained within a true mixed-use building that also contains a 1<sup>st</sup> floor commercial space does not need to meet the minimum density requirement. The text amendment would also clarify that the “minimum density” is a

citywide goal for all of the mixed-use areas and it is not expected that every individual project will meet the minimum.

### **Update #3: Fixing Future Land Use Map Error on Pill Hill**

One of the houses on Pill Hill- 420 5<sup>th</sup> Avenue North- appears to have been accidentally guided and zoned as “mixed-use” sometime in the early 2000’s. This appears to have been a mapping error that was made when the adjacent parcels that comprise the Concord Lanes bowling alley property at the bottom of the bluff were being guided and zoned “mixed-use.” The proposed amendment would re-guide this property to Low Density Residential to match its neighbors.

### **Initial Comments from Metropolitan Council**

Staff reviewed the proposal with South St. Paul’s Metropolitan Council sector rep Patrick Boylan. He expects that the Metropolitan Council will approve the proposed amendment.

### **Comments from Adjacent and Affected Jurisdictions**

The Metropolitan Council requires the City to provide all adjacent jurisdictions with a formal opportunity to comment on proposed comprehensive plan amendments. Staff sent out an invitation to comment on November 4, 2022.

None of the adjacent jurisdictions shared any comments aside from informally sharing that this project seemed like a good idea. The City received formal “no comment” responses from Dakota County, Inver Grove Heights, West St. Paul, Newport, the Lower Mississippi Watershed District, Ramsey County, Saint Paul, and the National Park Service.

### **Planning Commission Public Hearing**

The Planning Commission reviewed the proposed comprehensive plan amendment and held a public hearing at their meeting on December 7, 2022. No comments were received. The Planning Commission recommended approval with a 5-0 Vote.

### **Staff Recommendation**

Staff recommends approval of the proposed comprehensive plan amendment to align the land use plan with the City’s policy goals.

### **ATTACHMENTS**

- A- Existing 2040 Comprehensive Plan Future Land Use Map**
- B- Exhibit Showing Proposed Changes to Future Land Use Map**
- C- Exhibit Showing Proposed Text Changes to Land Use Chapter**
- D- Exhibit Showing Commercial Spaces that the 2040 Comprehensive Plan Calls for Phasing Out**

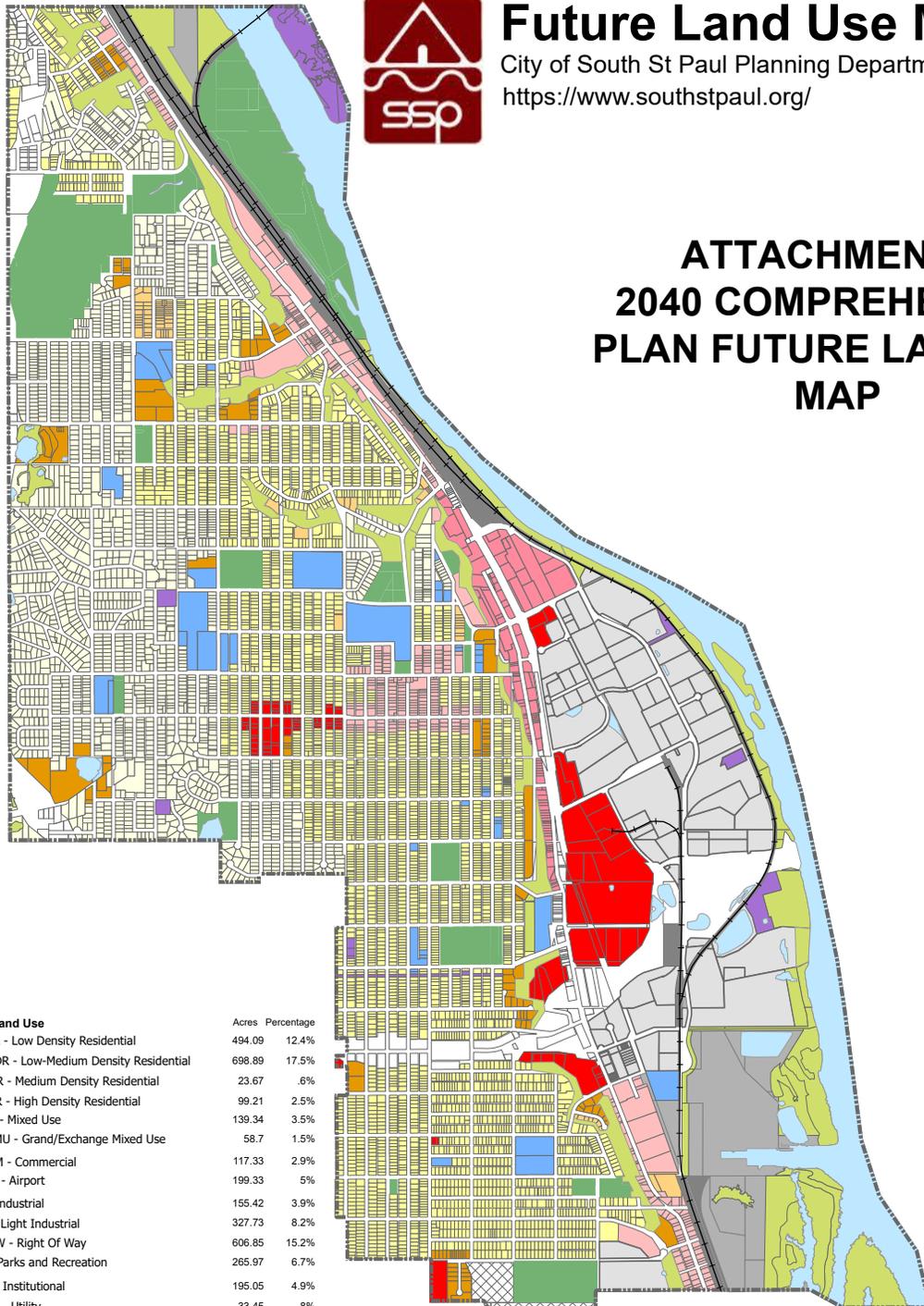
Figure 4.2: Future Land Use



# Future Land Use Map

City of South St Paul Planning Department  
<https://www.southstpaul.org/>

## ATTACHMENT A 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.09	12.4%
6-8	LMDR - Low-Medium Density Residential	698.89	17.5%
6-12	MDR - Medium Density Residential	23.67	.6%
20-60	HDR - High Density Residential	99.21	2.5%
25-60	MU - Mixed Use	139.34	3.5%
25-75	GEMU - Grand/Exchange Mixed Use	58.7	1.5%
	COM - Commercial	117.33	2.9%
	AIR - Airport	199.33	5%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	606.85	15.2%
	P - Parks and Recreation	265.97	6.7%
	IN - Institutional	195.05	4.9%
	UTL - Utility	33.45	.8%
	O - Office Space	0	0%
	OS - Open Space	204.36	5.8%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Thursday, September 2, 2021  
 Last Updated: October 12, 2020  
 Prepared by: South St Paul GIS

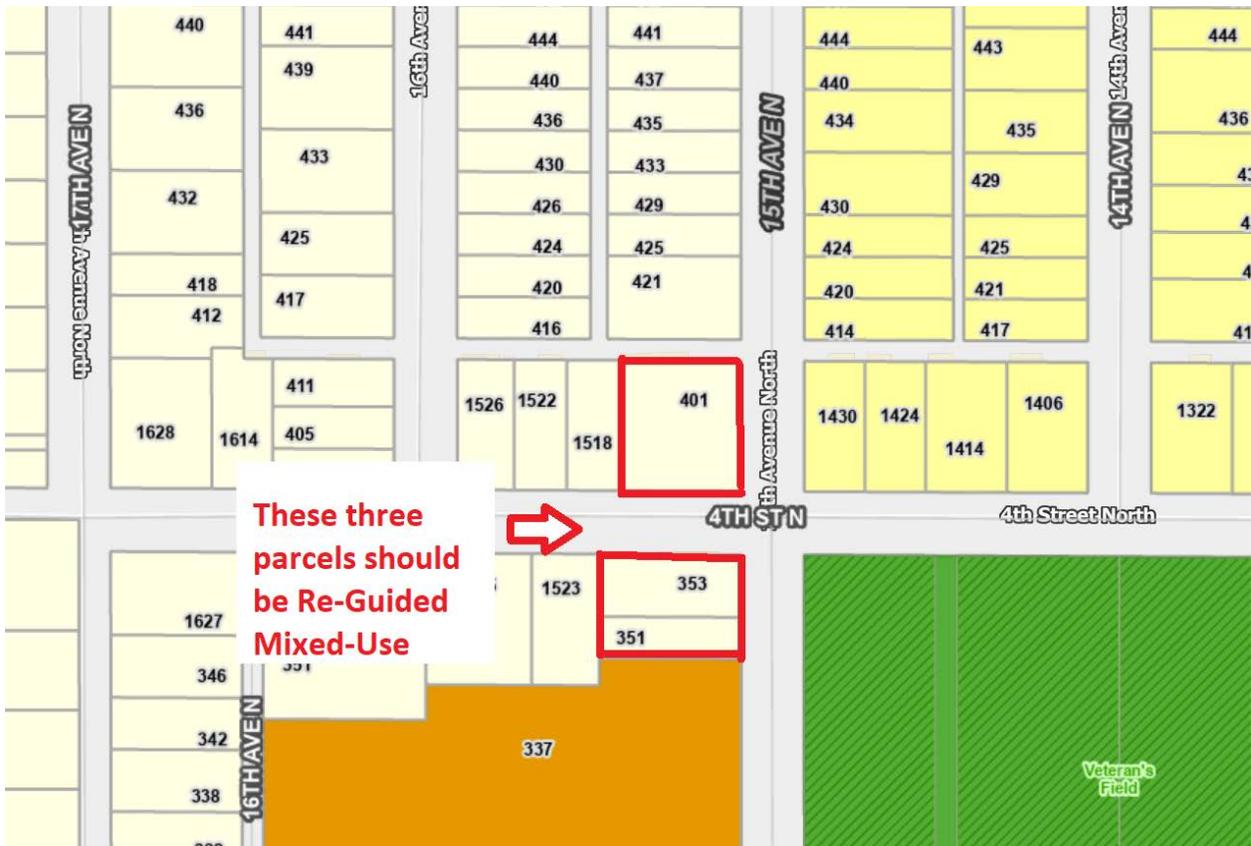
**ATTACHMENT B**  
**EXHIBIT SHOWING PROPOSED CHANGES TO FUTURE LAND USE MAP**

**Update #1: Preserving Opportunities for Small Businesses by Taking Two Actions:**

1. Taking existing commercial buildings that are guided Residential and re-guiding them as “Mixed-Use”
2. Taking vacant lots and residential properties that are already zoned C-1 Retail Business but guided Residential or Institutional in the 2040 Plan and re-guiding them “Mixed-Use” to give the City and the property owners more options for future use of the properties.

**Area #1: Intersection of 4<sup>th</sup> Street North and 15<sup>th</sup>**

PID #	Current Designation	Proposed Designation
36-48700-14-030	Low Density Residential	Mixed-Use
36-48700-14-020	Low-Density Residential	Mixed-use
36-48700-13-030	Low-Density Residential	Mixed-use



**Area #2: Thompson Avenue Between 15<sup>th</sup> Avenue North and 11<sup>th</sup> Avenue North**

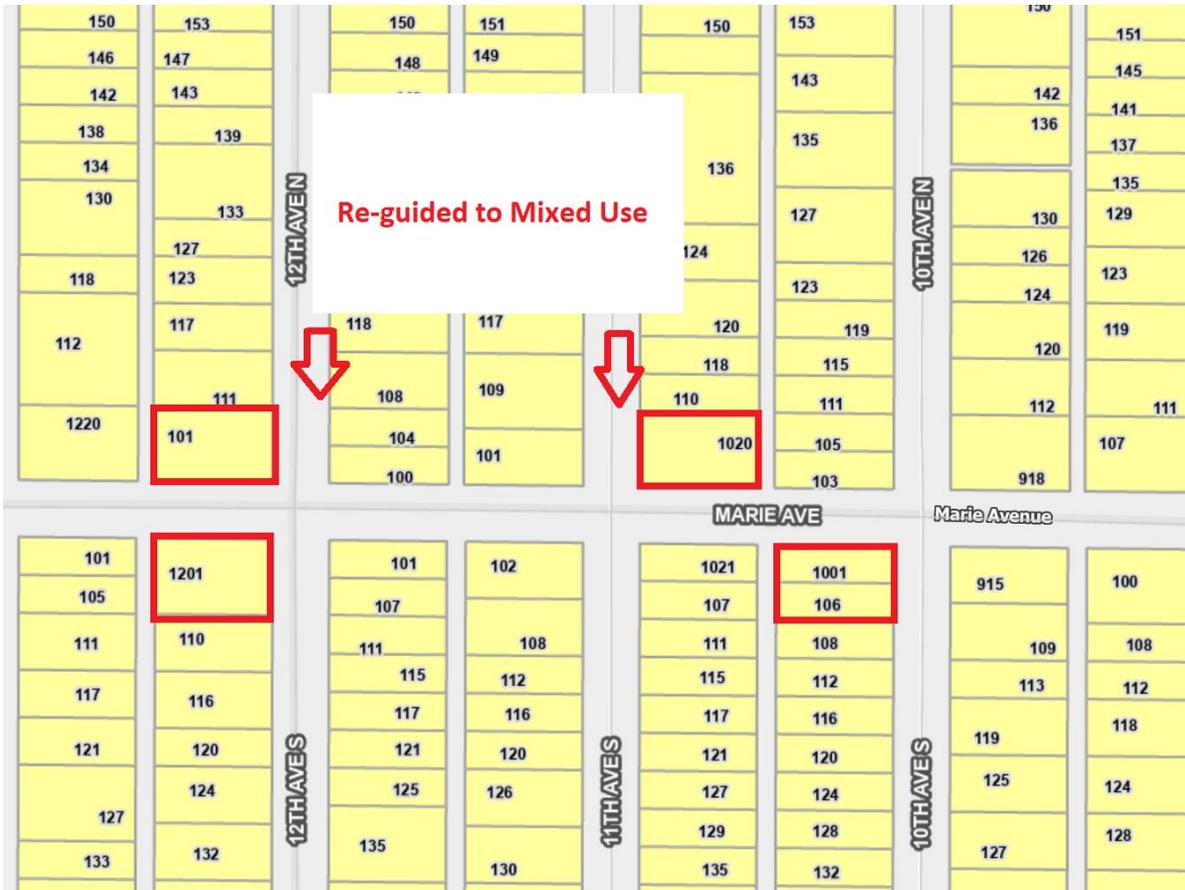
PID #	Current Designation	Proposed Designation
36-70207-03-040	Low-Medium Density Residential	Mixed-Use
36-70207-02-280	Low-Medium Density Residential	Mixed-Use
36-70207-03-040	Low-Medium Density Residential	Mixed-Use
36-70207-03-300	Low-Medium Density Residential	Mixed-Use
36-70207-03-290	Low-Medium Density Residential	Mixed-Use
36-70207-03-270	Low-Medium Density Residential	Mixed-Use
36-70205-05-090	Low-Medium Density Residential	Mixed-Use
36-70205-05-080	Low-Medium Density Residential	Mixed-Use
36-70205-05-060	Low-Medium Density Residential	Mixed-Use
36-70205-05-050	Low-Medium Density Residential	Mixed-Use
36-70205-05-150	Low-Medium Density Residential	Mixed-Use
36-70205-05-140	Low-Medium Density Residential	Mixed-Use
36-70205-05-121	Low-Medium Density Residential	Mixed-Use
36-70205-04-130	Low-Medium Density Residential	Mixed-Use
36-70205-04-120	Low-Medium Density Residential	Mixed-Use
36-70205-04-111	Low-Medium Density Residential	Mixed-Use
36-70205-04-101	Low-Medium Density Residential	Mixed-Use
36-70205-04-080	Low-Medium Density Residential	Mixed-Use



\*Note: All but one of the outlined properties are already zoned C-1 Retail Business

**Area #3: Marie Avenue**

PID #	Current Designation	Proposed Designation
36-17800-00-150	Low-Medium Density Residential	Mixed-use
36-48800-02-010	Low-Medium Density Residential	Mixed-use
36-48800-02-020	Low-Medium Density Residential	Mixed-use
36-26100-02-171	Low-Medium Density Residential	Mixed-use
36-48800-04-020	Low-Medium Density Residential	Mixed-use
36-72850-12-011	Parks and Recreation	Mixed-use
36-72850-12-220	Institutional	Mixed-use
36-72850-12-210	Institutional	Mixed-use
36-72850-07-150	Institutional	Mixed-use



**West End of Marie Avenue**



**Area #4: Existing Office Building on 12<sup>TH</sup> Avenue North Near Dwane Street**

PID #	Current Designation	Proposed Designation
36-70209-10-261	Medium-Low Density Residential	Mixed-Use
36-70209-10-650	Medium Density Residential	Mixed-use



Area #5: PNA

PID #	Current Designation	Proposed Designation
36-75100-14-250	Medium-Low Density Residential	Mixed-Use



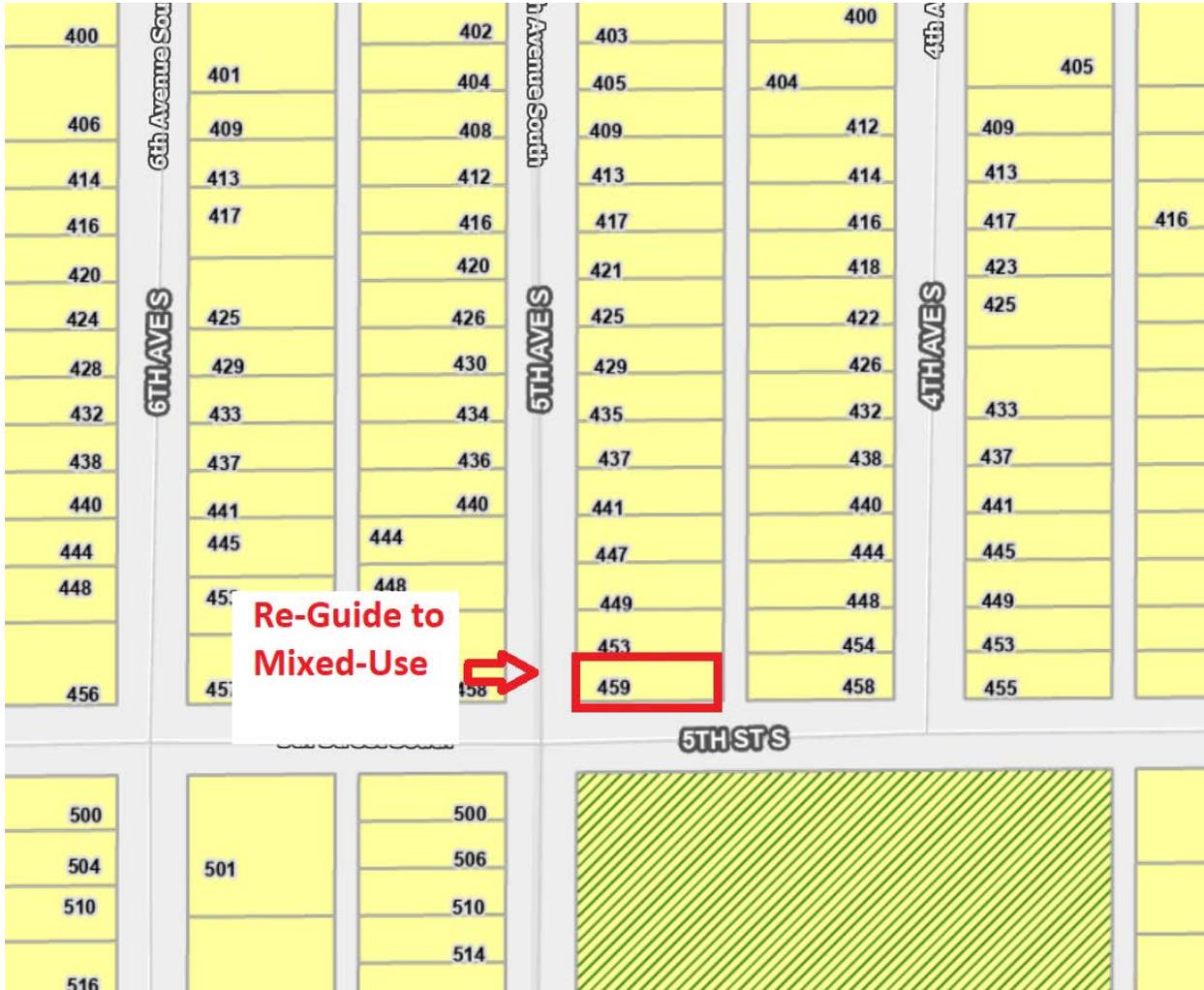
**Area #6: Croatian Hall**

PID #	Current Designation	Proposed Designation
36-64300-15-150	Medium-Low Density Residential	Mixed-Use
36-64300-15-090	Medium-Low Density Residential	Mixed-use
36-64300-15-082	Medium-Low Density Residential	Mixed-use



**Area #7: Existing Mixed-Use Building at 5<sup>th</sup> Street and 5<sup>th</sup> Avenue**

PID #	Current Designation	Proposed Designation
36-64300-10-150	Medium-Low Density Residential	Mixed-Use



**Area #7: Illietscho's Meat Market**

PID #	Current Designation	Proposed Designation
36-71500-35-160	Medium-Low Density Residential	Mixed-Use



**Area #8: Southview Boulevard**

PID #	Current Designation	Proposed Designation
36-48800-08-010	Commercial	Mixed-Use
36-48800-08-020	Commercial	Mixed-use
36-48800-08-041	Commercial	Mixed-use
36-48800-08-051	Commercial	Mixed-use
36-48800-08-300	Commercial	Mixed-use
36-48800-08-280	Commercial	Mixed-use
36-48800-08-270	Commercial	Mixed-use
36-48800-01-141	Commercial	Mixed-use
36-48800-01-130	Commercial	Mixed-Use
36-48800-01-120	Low-Medium Density Residential	Mixed-Use
36-48800-01-200	Low-Medium Density Residential	Mixed-Use
36-48800-02-150	Low-Medium Density Residential	Mixed-Use
36-48800-02-140	Low-Medium Density Residential	Mixed-Use
36-48800-02-120	Low-Medium Density Residential	Mixed-Use
36-48800-02-110	Low-Medium Density Residential	Mixed-Use
36-48800-02-160	Low-Medium Density Residential	Mixed-Use
36-48800-02-170	Low-Medium Density Residential	Mixed-Use
36-48800-02-180	Low-Medium Density Residential	Mixed-Use
36-48800-02-190	Low-Medium Density Residential	Mixed-Use
36-48800-02-210	Low-Medium Density Residential	Mixed-Use
36-48800-03-150	Low-Medium Density Residential	Mixed-Use
36-48800-03-130	Low-Medium Density Residential	Mixed-Use
36-48800-03-110	Low-Medium Density Residential	Mixed-Use
36-48800-03-192	Commercial	Mixed-Use
36-48800-03-191	Commercial	Mixed-Use
36-48800-03-200	Commercial	Mixed-Use
36-48800-07-022	Commercial	Mixed-Use
36-48800-07-021	Commercial	Mixed-Use
36-48800-07-030	Commercial	Mixed-Use
36-48800-07-040	Commercial	Mixed-Use
36-48800-07-050	Low-Medium Density Residential	Mixed-Use
36-48800-07-300	Low-Medium Density Residential	Mixed-Use
36-48800-07-290	Low-Medium Density Residential	Mixed-Use
36-48800-07-281	Low-Medium Density Residential	Mixed-Use
36-48800-07-280	Low-Medium Density Residential	Mixed-Use
36-48800-07-270	Low-Medium Density Residential	Mixed-Use
36-83900-10-295	Commercial	Mixed-Use
36-83900-10-280	Commercial	Mixed-Use
36-83900-10-271	Commercial	Mixed-Use
36-83900-10-270	Commercial	Mixed-Use
36-83900-01-190	Low-Medium Density Residential	Mixed-Use
36-83900-01-180	Low-Medium Density Residential	Mixed-Use
36-83900-01-170	Low-Medium Density Residential	Mixed-Use



**Update #2: The Density Ranges on the Future Land Use Map Should be Updated**

**Proposed Changes to the Density Ranges in South St. Paul's Future Land Use Plan**

<b>Land Use Category</b>	<b>Acres in Category and % of City</b>	<b>Existing Minimum Density (units per acre)</b>	<b>Proposed Minimum Density (units per acre)</b>	<b>Existing Maximum Density (units per acre)</b>	<b>Proposed Maximum Density (units per acre)</b>
Low-Medium Density Residential	698.89 (17.5%)	6	6	8	<u>15</u>
Medium Density Residential	23.67 (.6 %)	6	6	12	<u>20</u>
High-Density Residential	99.21 (2.5%)	20	<u>13</u>	60	60
Mixed-Use	139.34 (3.5%)	25	<u>13</u>	60	60

**Update #3: Fixing a Mapping Error Where a Single-Family Home Located On Top of a Bluff Was Accidentally Included in a Mixed-Use District at the Bottom of the Bluff**



**The Single Family Home at 420 5<sup>th</sup> Avenue North (PID #36-80100-03-070) Needs to Be Re-Guided to Low Density Residential**

- Future Land Use**
- LDR - Low Density Residential
  - LMDR - Low-Medium Density Residential
  - MDR - Medium Density Residential
  - HDR - High Density Residential
  - MU - Mixed Use
  - GEMU - Grand/Exchange Mixed Use
  - COM - Commercial
  - AIR - Airport
  - I - Industrial
  - LI - Light Industrial
  - ROW - Right Of Way
  - P - Parks and Recreation
  - IN - Institutional

**ATTACHMENT C**  
**EXHIBIT SHOWING PROPOSED TEXT CHANGES TO FUTURE LAND USE CHAPTER**

**From Page 4-64 through 4-66:**

## Future Land Use designations

LDR: Low density Residential (1-5 u/ac):

Low-Density Residential allows single-family detached homes and low density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre. The Metropolitan Council equivalent is “Single Family.”

LMDR: Low-Medium density Residential (6-~~8~~ 15 u/ac):

Low-Medium Density Residential allows single-family detached homes and low-density attached units such as duplexes and twin homes within this land use category. The Metropolitan Council equivalent is part of “Single Family Residential” and part of “Multi-Family Residential.” Low- Medium Density Residential ranges from 6 to ~~8~~ 12 units per acre.

MDR: Medium density Residential (6-~~12~~ 20 u/ac):

Medium Density Residential includes attached housing (townhomes and small apartment buildings), small lot detached townhomes, and manufactured housing (mobile homes) within the one existing manufactured home park (Healy Park). Single family and duplex units are also permitted within this land use category. Medium Density Residential ranges from 6 to ~~12~~ 20 units per acre.

HDR: High density Residential (~~13-20~~ 60 u/ac):

High Density Residential includes dwellings other than single-family detached houses at densities from ~~13-20~~ units to 60 units per acre in the base zoning district, such as; larger attached townhomes, apartments, and condominiums generally in a stacked or attached configuration. Densities above 20 units should be guided through development specific plans such as Planned Unit Developments (PUD’s) or as Conditional Uses (CUP’s). The Metropolitan Council equivalent is part of “Multi-Family Residential.” ~~A switch to a minimum average density of 20 units per acre is consistent with Metropolitan Council’s standard for “Urban Center” communities.~~

MU: Mixed-Use (~~13 or~~ 25 - 60 or 75 u/ac):

The Mixed-Use category is intended to allow for developments which combine residential, office, retail, and commercial uses through planned development. These uses may be mixed within the same building (vertical mixed use) or may be in separate buildings that are mixed within the same area (horizontal mixed use). Overall, throughout all mixed-use areas, 40% of development is expected to be residential.

The exact mix of uses will depend on the site and will need to be sensitive to the development context. Mixed-use development within the Southview Hill area is expected to be of lesser scale than sites identified along Concord Street due to the

size of remaining developable sites and the context of the surrounding neighborhood. ~~A switch to a minimum average density of 25 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.~~

The minimum density in this category is 13 units per acre except in the Grand/Exchange Mixed-Use area the minimum density is 25 units per acre. The maximum density in this category is 60 units per acre except in the Grand/Exchange Mixed-Use area the maximum density is 75 units per acre. Density ranges represent a target for new development averaged across the generalized future land use type and individual projects may be less than targeted goals. Mixed-use development that includes a ground floor commercial space and residential dwelling units in the same building is highly encouraged even when it is only possible to accommodate a small number of dwelling units in the building and the project does not align with the minimum density guidance.

Mixed Use sites that include high density residential buildings should utilize the criteria listed above for multifamily development when siting buildings and use design to ensure that the proposed building is sensitive to the context of the development site.

**From Page 4-81 through 4-83**

**District 6**

Planning District 6 is bordered on the west by 15th Avenue, on the north by Wentworth Avenue and the Wentworth Ravine, on the east by Concord Street, and on the south by 3rd Street South.



**Land Use Issues**

This district is the city center area and includes one of the main retail areas, Southview Hill, along with six churches, four parks, two schools, the South St. Paul School District office, City Hall, the Dakota County Historical Society and Museum, the City's historic library, two senior apartment towers, and the Concord Exchange commercial area. This area also has a mixture of single-family housing, duplexes, and small apartments that surround these non-residential elements. The area was built on a street grid pattern with lots that were platted at 40-feet wide and sidewalks that connect most of this central area of the community. Residential properties in this area are on average some of the oldest sections of the

community (along with District 8). The topography of the northern and eastern parts of this district includes ravines and bluffs which provide for some beautiful vistas but also create difficulty in trying to connect the majority of the community to the area below the bluffs. There is one area of larger lot single-family residential within this district that is generally located between 9th Avenue, Wentworth Avenue, 4th Avenue and 3rd Street North. Single-family homes in this area tend to have lot sizes around ¼ of an acre and the zoning designates these areas as R-1: Single-Family Residential. The remaining single-family homes in District 6 tend to have lot widths of 40 feet (around 1/8 of an acre) and are designated as R-2: Single and Two-Family Residential on the City's Zoning Map.

### **Future Land Use**

The Southview Hill area is the heart of the community centered on the east-west streets of Southview Boulevard and Marie Avenue and the north-south streets of 5th Avenue and 7th Avenue. The existing mixture of residential, commercial, some small offices, and civic institutional spaces gives the area its authentic character. In 2014, the City finished a study on the Southview Hill area that recommended changes to the future land use and zoning to strengthen and reinforce the character of the area. The study determined that most of the area was guided as High Density Residential or Commercial but there were few remaining undeveloped parcels. Additionally, while much of the area was guided in a narrow band of commercial the size of those parcels tended to be too small for standard retail development, and the traffic counts in the area would not meet the standards of conventional "box" retailers. The study recommended changing future land uses from a narrow band of Commercial surrounded by High Density Residential, to two nodes of development surrounded by Low Density Residential (or low-medium) which correlated with the existing development pattern. The node at 12th-13th Avenues and Southview was proposed to be a standard commercial node similar to the development that was already in the area. The development node centered near the area of Southview Boulevard / Marie Avenue and 5th Avenue / 7th Avenue was proposed to be a mixed-use area that would allow for uses that are consistent with the walkable character of the area. The mixed-use designation is also consistent with the organic mixture of single-family homes, commercial, civic institutions, and small apartments that are all currently present in this area. The Southview Hill study included several open houses, which were well attended, and opportunities for online citizen engagement. One of the notable elements from that engagement was the public support for improving or even expanding Central Square Park. The Central Square Park is on South St. Paul School District property rather than city property, but the park is thought of as the "town square" and hosts many of the essential civic events and celebrations that contribute to South St. Paul's character. The park currently includes a play structure, picnic lawn, and a sunken amphitheater but the park could stand some revitalization. The City should work together with the School District to see that this park space is preserved and improved so that it can continue to provide recreation space and the central gathering space for the community. In addition, the study identified several catalyst sites where development / redevelopment could best help to revitalize the area. Some of these sites have since been developed but the Economic Development Authority (EDA) owned site just west of Central Square is an opportunity for mixed-use redevelopment. [In 2022, the 2040 Comprehensive Plan's future land use map was amended to expand the scope of the mixed-use area around Southview and Marie Boulevard to give the City additional flexibility in developing appropriate zoning regulations for this area.](#)

Another major development area in Planning District 6 is the Concord Exchange area centered on Concord Exchange and Grand Avenue. This area historically provided commercial businesses that served the community as a whole but also catered specifically to the industries to the east such as the packing houses, stockyards, and slaughtering operations that were prevalent. As those industries vanished from the community and commercial development followed metropolitan trends and spread further into the suburbs the impact felt distinctly in this area. Urban Renewal cleared several of the old buildings that lined Concord Exchange and left it a shadow of its former commercial self, pockmarked with parking lots and vacant parcels. Development in this area has recently begun to pick up momentum with substantial renovations of long-vacant buildings into a glass-blowing studio and a market rate apartment building. The area is guided mixed-use and the area has a mixed-use zoning district, which was established in 2004. Additional planning for this area should be undertaken to further refine development opportunities within the area but also for the connections that this area can provide to Southview Hill and the rest of the community which are up the “hill” to the west, and for the connections that the area can help foster with the Mississippi River via Hardman/ Concord Triangle area (District 9).

**From Page 4-102**

## Goals and Policies

### General Land Use Goals and Policies

Goal 4.12: Small nodes of neighborhood commercial uses ~~was were~~ once commonplace in South St. Paul but gradually many of these uses have been redeveloped. ~~The remaining small commercial spaces that can be found throughout the neighborhoods are a unique amenity and part of what makes South St. Paul special. Explore ways to sustain these small commercial spaces while mitigating conflicts with neighboring residential uses. Only a few small pockets of neighborhood commercial remain. Explore ways to help these uses transition to be consistent with the future land use plan.~~

~~Policy 4.12.1: Explore the use of tailored performance standards, conditional use permits, and other zoning tools to support neighborhood commercial uses and encourage investment while mitigating conflicts with neighboring residential uses.~~

~~Policy 4.12.2: If unique longstanding quasi-commercial uses such as the Croatian Hall and Polish National Alliance clubhouses remain zoned residential, explore putting provisions into the City Code that will support the long-term continuation of these uses. Currently, these uses must rely solely on lawful nonconformity (“grandfather”) rights.~~

~~Policy 4.12.1: Neighborhood commercial uses shall only include small offices, and limited~~

~~service retail where the scale, hours, and parking demand are very limited and the impacts on adjacent residential uses should be minimal.~~

~~Policy 4.12.2: Policy 6.12.2: Explore the use of Interim Use Permits (IUP's) and/or Nonconforming Use Permits to accommodate transitional uses for these neighborhood commercial nodes until such time as the properties are ready for redevelopment.~~

~~Policy 4.12.3: Ensure that transitional uses are consistent with the intent of neighborhood commercial uses and do not negatively impact adjacent residential uses.~~

Table 4.2: Future Land Use 2040

Future Land Use	Gross Acres	%
LDR - Low Density Residential	<del>494.09</del> <u>494.25</u>	12.4%
LMDR - Low-Medium Density Residential	<del>698.89</del> <u>691.72</u>	<del>17.5%</del> <u>17.3%</u>
MDR - Medium Density Residential	<del>23.67</del> <u>23.57</u>	0.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	<del>139.34</del> <u>153.34</u>	<del>3.5%</del> <u>3.8%</u>
GEMU- Grand/Exchange Mixed Use	58.7	1.5%
COM - Commercial	<del>117.33</del> <u>113.36</u>	<del>2.9%</del> <u>2.8%</u>
AIR - Airport	199.33	5.0%
I - Industrial	155.42	3.9%
LI - Light Industrial	327.73	8.2%
ROW - Right of Way	606.85	15.2%
P - Parks and Recreation	<del>265.97</del> <u>264.76</u>	<del>6.7%</del> <u>6.6%</u>

IN - Institutional	<del>195.05</del>	<del>4.9%</del>
	<u>194.3</u>	<u>4.9%</u>
UTL - Utility	33.45	0.8%
O - Office	0.00	0.0%
OS - Open Space	204.36	5.8%
RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
<b>Total</b>	<b>3,993.56</b>	<b>100.00%</b>

**ATTACHMENT D**  
**EXHIBIT SHOWING COMMERCIAL SPACES THAT THE 2040 COMP PLAN CALLS FOR PHASING OUT**



**Wellness Café at 1020 Southview Boulevard**  
Currently Zoned: C-1 Retail Business



**Veteran's Field Professional Building at 351 15<sup>th</sup> Avenue North**  
Currently Zoned: C-1 Retail Business



**Office building at 353 15<sup>th</sup> Avenue North**  
Currently Zoned: C-1 Retail Business



**Mixed-Use Apartment Building at 401 15<sup>th</sup> Avenue North**  
Currently Zoned: C-1 Retail Business



**Office Building at 700 12<sup>th</sup> Avenue North**  
Currently Zoned: C-1 Retail Business



**Ollum's Appliances at 101 12<sup>th</sup> Avenue North**  
Currently Zoned: C-1 Retail Business



**Maple Tree Day School at 1001 Marie Avenue**

Currently Zoned: C-1 Retail Business

*Note: Daycares are one of the few commercial uses that are still allowed when a property is rezoned to residential*



**“Grandfathered” Mixed-Use Building at 459 5<sup>th</sup> Avenue South**

Currently Zoned: R-2 Single and Two Family Residential



**“Grandfathered” Medical Office at 1020 Marie**

Currently Zoned: R-2 Single and Two Family Residential

*Note: Appears to have lost its “grandfather” rights due to being vacant for over 1 year*



**“Grandfathered” Meat Market at 101 Richmond Street East**

Currently Zoned: R-2 Single and Two Family Residential



**“Grandfathered” Office Building at 444 12<sup>th</sup> Avenue North**  
Currently Zoned: R-2 Single and Two Family Residential



**Croatian Hall at 445 2<sup>nd</sup> Avenue South**  
Currently Zoned: R-2 Single and Two Family Residential



**PNA at 622 1<sup>st</sup> Avenue South (Bar Underneath a Duplex)**  
Currently Zoned: R-2 Single and Two Family Residential



**Former Mixed-Use Apartment Building at 1201 Marie Avenue**  
Currently Zoned: R-2 Single and Two Family Residential

*Note: The ground floor commercial space was converted to an apartment unit in 1985 but could potentially be converted back to a small business space if the City were supportive. The building is in a mixed-use area and the existing zoning is not a great fit as it is unlikely that the 11-unit building will ever be demolished and replaced with a single-family home or duplex to meet R-2 zoning requirements.*

City of South St. Paul  
Dakota County, Minnesota

**RESOLUTION NUMBER 2022-188**

**A RESOLUTION APPROVING AN UPDATE TO THE 2040 COMPREHENSIVE PLAN TO  
ALIGN THE LAND USE CHAPTER WITH CITY POLICY GOALS**

**WHEREAS**, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council’s approval of the plan at their regular meeting on September 23, 2020; and

**WHEREAS**, the 2040 Comprehensive Plan currently contains minimum and maximum units-per-acre density ranges for land use categories that are not well calibrated and the City wishes to recalibrate these ranges and adopt a text amendment that better explains the intent of the density ranges, and

**WHEREAS**, the 2040 Comprehensive Plan and its Future Land Use Map currently call for phasing out many neighborhood businesses and commercially-zoned areas and the City wishes to instead call for preserving and strengthening its neighborhood businesses and commercially zoned areas through text amendments and expanding the use of the “Mixed-Use” designation in its Future Land Use Map, and

**WHEREAS**, the future land use map contains a mapping error that guides a house on Pill Hill towards “Mixed-Use” that should instead be guided Low-Density Residential to match its neighbors and the City wishes to correct this mapping error, and

**WHEREAS**, the South St. Paul City Council has initiated a comprehensive plan amendment to recalibrate the density ranges, expand mixed-use guidance, and fix the mapping error and proposes to amend the future land use map to graphically display the parcels that are receiving new guidance and to amend the text and tables of the Land Use Chapter of the Comprehensive Plan to reflect that these changes have occurred; and

**WHEREAS**, the City of South St. Paul notified all adjacent governmental units and affected special districts and school districts of the proposed increase in maximum density in an email that was distributed on November 4, 2022; and

**WHEREAS**, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on December 7, 2022. After considering the amendment and all public comments, they recommended approval of the amendment with a 5-0 vote; and

**WHEREAS**, the City of South St. Paul understands that the Metropolitan Council may issue advisory comments as part of an approval and that some tables throughout the comprehensive plan may need to be updated to reflect a possible increase in housing unit production that may result from the recalibrated density ranges and changes to future land use guidance; and

**WHEREAS**, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation

by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of South St. Paul, Minnesota as follows:

1. The City Planner is directed to submit the comprehensive plan amendment recalibrating the density ranges, expanding mixed-use guidance in the future land use map, and fixing a mapping error on pill hill to the Metropolitan Council for review.
2. The City Planner shall work with the City's consultants and the Metropolitan Council to update those tables and exhibits throughout the comprehensive plan that may need to be updated due to the recalibrated density ranges and changes to future land use map guidance.
3. The City Planner shall work with the City's consultants to replace the various district maps in the 2040 Comprehensive Plan's Land Use Chapter with updated maps that show the correct colors for future land use and correctly show the total acreage of each land use.

Adopted this 19<sup>th</sup> day of December , 2022

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City Clerk

#### ATTACHMENTS

- A- Existing Future Land Use Map
- B- Proposed Future Land Use Map
- C- Proposed Text Amendments to Land Use Chapter

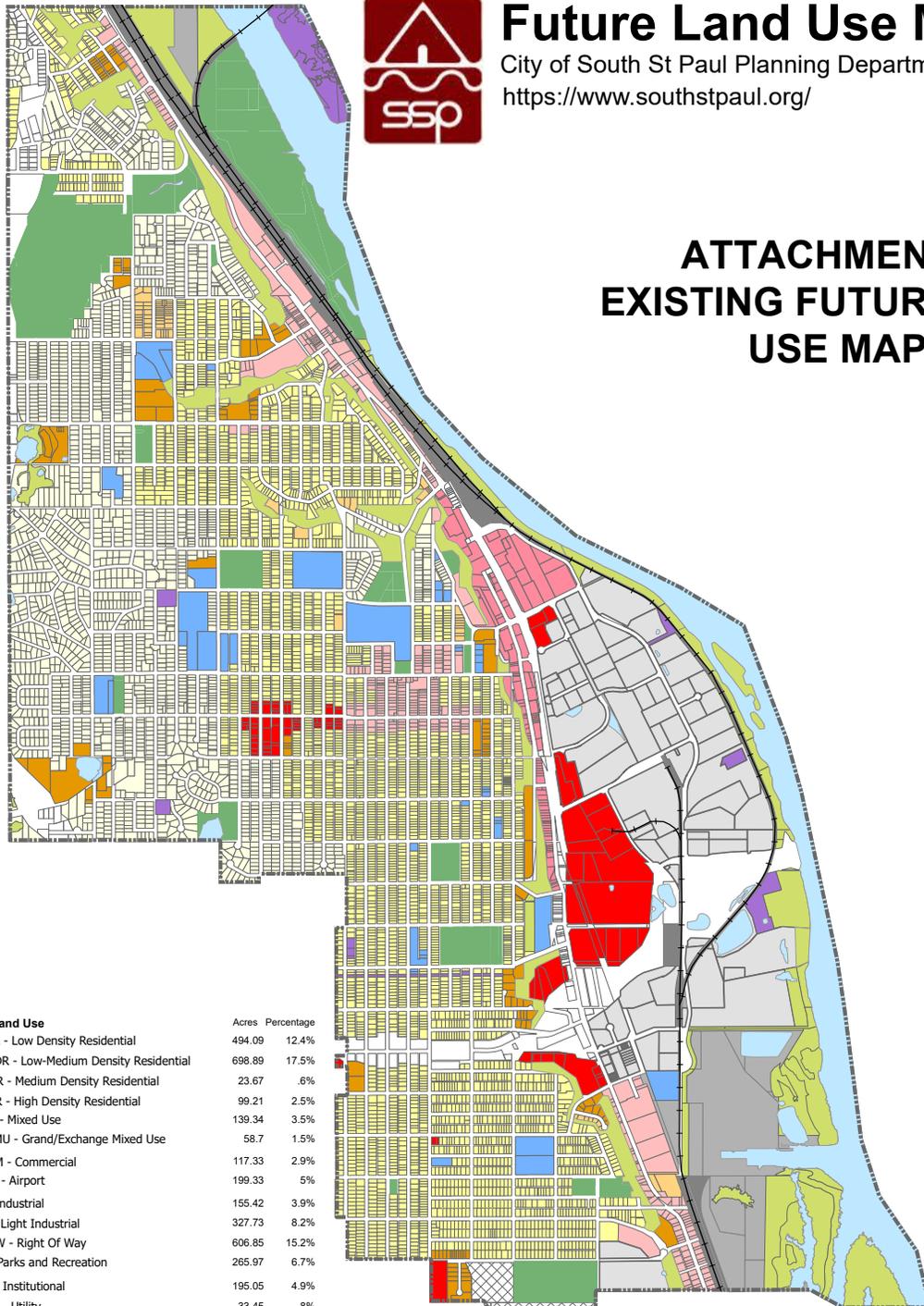
Figure 4.2: Future Land Use



# Future Land Use Map

City of South St Paul Planning Department  
<https://www.southstpaul.org/>

## ATTACHMENT A EXISTING FUTURE LAND USE MAP



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.09	12.4%
6-8	LMDR - Low-Medium Density Residential	698.89	17.5%
6-12	MDR - Medium Density Residential	23.67	.6%
20-60	HDR - High Density Residential	99.21	2.5%
25-60	MU - Mixed Use	139.34	3.5%
25-75	GEMU - Grand/Exchange Mixed Use	58.7	1.5%
	COM - Commercial	117.33	2.9%
	AIR - Airport	199.33	5%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	606.85	15.2%
	P - Parks and Recreation	265.97	6.7%
	IN - Institutional	195.05	4.9%
	UTL - Utility	33.45	.8%
	O - Office Space	0	0%
	OS - Open Space	204.36	5.8%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Thursday, September 2, 2021  
 Last Updated: October 12, 2020  
 Prepared by: South St Paul GIS

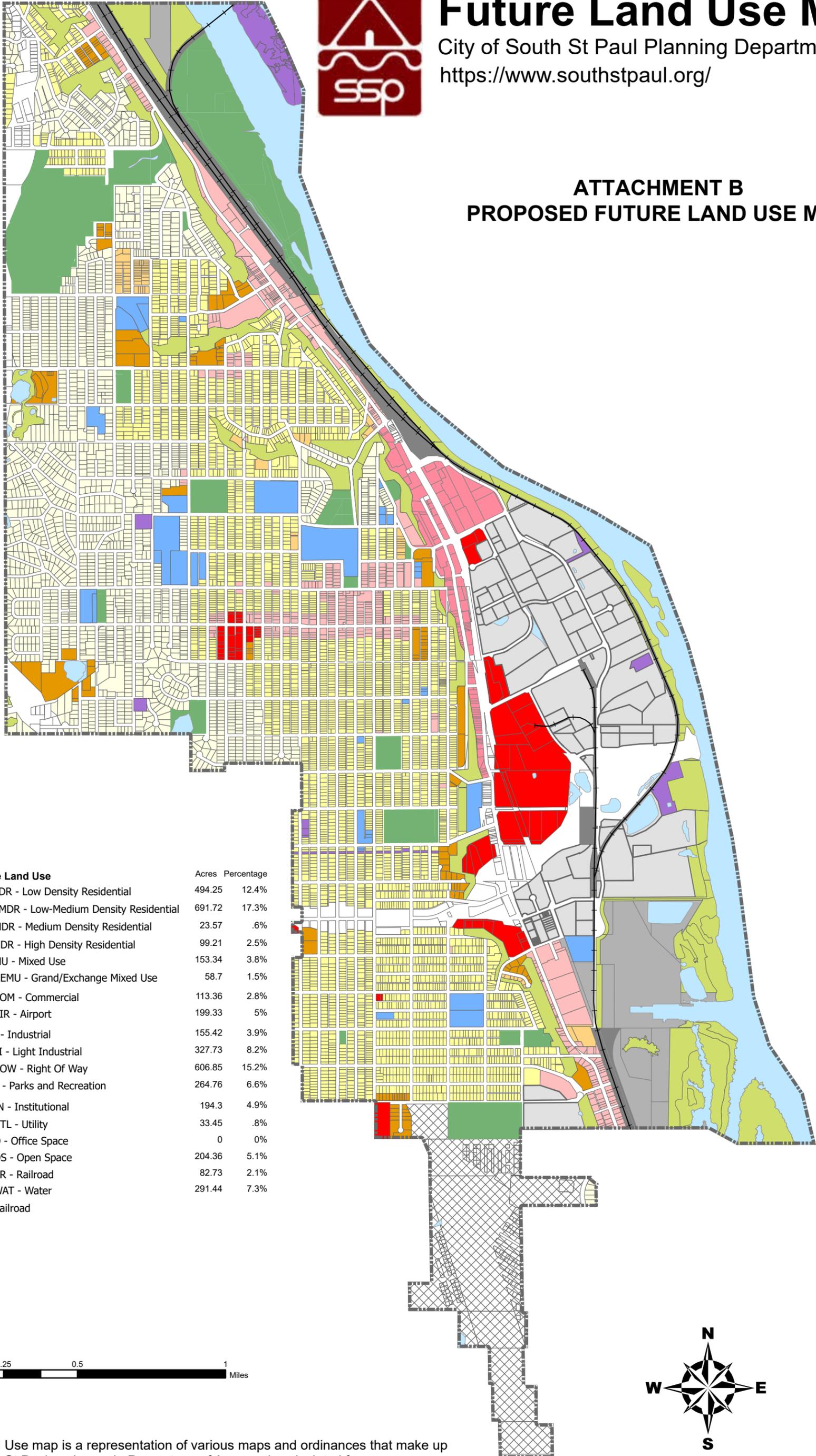


# Future Land Use Map

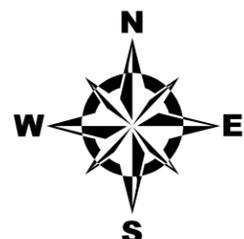
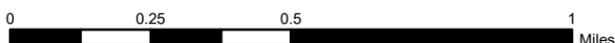
City of South St Paul Planning Department

<https://www.southstpaul.org/>

## ATTACHMENT B PROPOSED FUTURE LAND USE MAP



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.25	12.4%
6-15	LMDR - Low-Medium Density Residential	691.72	17.3%
6-20	MDR - Medium Density Residential	23.57	.6%
13-60	HDR - High Density Residential	99.21	2.5%
13-60	MU - Mixed Use	153.34	3.8%
25-75	GEMU - Grand/Exchange Mixed Use	58.7	1.5%
	COM - Commercial	113.36	2.8%
	AIR - Airport	199.33	5%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	606.85	15.2%
	P - Parks and Recreation	264.76	6.6%
	IN - Institutional	194.3	4.9%
	UTL - Utility	33.45	.8%
	O - Office Space	0	0%
	OS - Open Space	204.36	5.1%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Friday, December 16, 2022  
Last Updated: December 5, 2022  
Prepared by: South St Paul GIS

**ATTACHMENT C**  
**PROPOSED TEXT AMENDMENTS TO LAND USE CHAPTER**

**From Page 4-64 through 4-66:**

## Future Land Use designations

LDR: Low density Residential (1-5 u/ac):

Low-Density Residential allows single-family detached homes and low density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre. The Metropolitan Council equivalent is "Single Family."

LMDR: Low-Medium density Residential (6-~~8~~ 15 u/ac):

Low-Medium Density Residential allows single-family detached homes and low-density attached units such as duplexes and twin homes within this land use category. The Metropolitan Council equivalent is part of "Single Family Residential" and part of "Multi-Family Residential." Low- Medium Density Residential ranges from 6 to ~~8~~ 12 units per acre.

MDR: Medium density Residential (6-~~12~~ 20 u/ac):

Medium Density Residential includes attached housing (townhomes and small apartment buildings), small lot detached townhomes, and manufactured housing (mobile homes) within the one existing manufactured home park (Healy Park). Single family and duplex units are also permitted within this land use category. Medium Density Residential ranges from 6 to ~~12~~ 20 units per acre.

HDR: High density Residential (~~13-20~~ 60 u/ac):

High Density Residential includes dwellings other than single-family detached houses at densities from ~~13-20~~ units to 60 units per acre in the base zoning district, such as; larger attached townhomes, apartments, and condominiums generally in a stacked or attached configuration. Densities above 20 units should be guided through development specific plans such as Planned Unit Developments (PUD's) or as Conditional Uses (CUP's). The Metropolitan Council equivalent is part of "Multi-Family Residential." ~~A switch to a minimum average density of 20 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.~~

MU: Mixed-Use (~~13 or~~ 25 - 60 or 75 u/ac):

The Mixed-Use category is intended to allow for developments which combine residential, office, retail, and commercial uses through planned development. These uses may be mixed within the same building (vertical mixed use) or may be in separate buildings that are mixed within the same area (horizontal mixed use). Overall, throughout all mixed-use areas, 40% of development is expected to be residential.

The exact mix of uses will depend on the site and will need to be sensitive to the development context. Mixed-use development within the Southview Hill area is expected to be of lesser scale than sites identified along Concord Street due to the

size of remaining developable sites and the context of the surrounding neighborhood. ~~A switch to a minimum average density of 25 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.~~

The minimum density in this category is 13 units per acre except in the Grand/Exchange Mixed-Use area the minimum density is 25 units per acre. The maximum density in this category is 60 units per acre except in the Grand/Exchange Mixed-Use area the maximum density is 75 units per acre. Density ranges represent a target for new development averaged across the generalized future land use type and individual projects may be less than targeted goals. Mixed-use development that includes a ground floor commercial space and residential dwelling units in the same building is highly encouraged even when it is only possible to accommodate a small number of dwelling units in the building and the project does not align with the minimum density guidance.

Mixed Use sites that include high density residential buildings should utilize the criteria listed above for multifamily development when siting buildings and use design to ensure that the proposed building is sensitive to the context of the development site.

#### From Page 4-81 through 4-83

#### District 6

Planning District 6 is bordered on the west by 15th Avenue, on the north by Wentworth Avenue and the Wentworth Ravine, on the east by Concord Street, and on the south by 3rd Street South.



#### Land Use Issues

This district is the city center area and includes one of the main retail areas, Southview Hill, along with six churches, four parks, two schools, the South St. Paul School District office, City Hall, the Dakota County Historical Society and Museum, the City's historic library, two senior apartment towers, and the Concord Exchange commercial area. This area also has a mixture of single-family housing, duplexes, and small apartments that surround these non-residential elements. The area was built on a street grid pattern with lots that were platted at 40-feet wide and sidewalks that connect most of this central area of the community. Residential properties in this area are on average some of the oldest sections of the

community (along with District 8). The topography of the northern and eastern parts of this district includes ravines and bluffs which provide for some beautiful vistas but also create difficulty in trying to connect the majority of the community to the area below the bluffs. There is one area of larger lot single-family residential within this district that is generally located between 9th Avenue, Wentworth Avenue, 4th Avenue and 3rd Street North. Single-family homes in this area tend to have lot sizes around ¼ of an acre and the zoning designates these areas as R-1: Single-Family Residential. The remaining single-family homes in District 6 tend to have lot widths of 40 feet (around 1/8 of an acre) and are designated as R-2: Single and Two-Family Residential on the City's Zoning Map.

### **Future Land Use**

The Southview Hill area is the heart of the community centered on the east-west streets of Southview Boulevard and Marie Avenue and the north-south streets of 5th Avenue and 7th Avenue. The existing mixture of residential, commercial, some small offices, and civic institutional spaces gives the area its authentic character. In 2014, the City finished a study on the Southview Hill area that recommended changes to the future land use and zoning to strengthen and reinforce the character of the area. The study determined that most of the area was guided as High Density Residential or Commercial but there were few remaining undeveloped parcels. Additionally, while much of the area was guided in a narrow band of commercial the size of those parcels tended to be too small for standard retail development, and the traffic counts in the area would not meet the standards of conventional "box" retailers. The study recommended changing future land uses from a narrow band of Commercial surrounded by High Density Residential, to two nodes of development surrounded by Low Density Residential (or low-medium) which correlated with the existing development pattern. The node at 12th-13th Avenues and Southview was proposed to be a standard commercial node similar to the development that was already in the area. The development node centered near the area of Southview Boulevard / Marie Avenue and 5th Avenue / 7th Avenue was proposed to be a mixed-use area that would allow for uses that are consistent with the walkable character of the area. The mixed-use designation is also consistent with the organic mixture of single-family homes, commercial, civic institutions, and small apartments that are all currently present in this area. The Southview Hill study included several open houses, which were well attended, and opportunities for online citizen engagement. One of the notable elements from that engagement was the public support for improving or even expanding Central Square Park. The Central Square Park is on South St. Paul School District property rather than city property, but the park is thought of as the "town square" and hosts many of the essential civic events and celebrations that contribute to South St. Paul's character. The park currently includes a play structure, picnic lawn, and a sunken amphitheater but the park could stand some revitalization. The City should work together with the School District to see that this park space is preserved and improved so that it can continue to provide recreation space and the central gathering space for the community. In addition, the study identified several catalyst sites where development / redevelopment could best help to revitalize the area. Some of these sites have since been developed but the Economic Development Authority (EDA) owned site just west of Central Square is an opportunity for mixed-use redevelopment. [In 2022, the 2040 Comprehensive Plan's future land use map was amended to expand the scope of the mixed-use area around Southview and Marie Boulevard to give the City additional flexibility in developing appropriate zoning regulations for this area.](#)

Another major development area in Planning District 6 is the Concord Exchange area centered on Concord Exchange and Grand Avenue. This area historically provided commercial businesses that served the community as a whole but also catered specifically to the industries to the east such as the packing houses, stockyards, and slaughtering operations that were prevalent. As those industries vanished from the community and commercial development followed metropolitan trends and spread further into the suburbs the impact felt distinctly in this area. Urban Renewal cleared several of the old buildings that lined Concord Exchange and left it a shadow of its former commercial self, pockmarked with parking lots and vacant parcels. Development in this area has recently begun to pick up momentum with substantial renovations of long-vacant buildings into a glass-blowing studio and a market rate apartment building. The area is guided mixed-use and the area has a mixed-use zoning district, which was established in 2004. Additional planning for this area should be undertaken to further refine development opportunities within the area but also for the connections that this area can provide to Southview Hill and the rest of the community which are up the “hill” to the west, and for the connections that the area can help foster with the Mississippi River via Hardman/ Concord Triangle area (District 9).

**From Page 4-102**

## Goals and Policies

### General Land Use Goals and Policies

Goal 4.12: Small nodes of neighborhood commercial uses ~~was were~~ once commonplace in South St. Paul but gradually many of these uses have been redeveloped.

~~The remaining small commercial spaces that can be found throughout the neighborhoods are a unique amenity and part of what makes South St. Paul special. Explore ways to sustain these small commercial spaces while mitigating conflicts with neighboring residential uses. Only a few small pockets of neighborhood commercial remain. Explore ways to help these uses transition to be consistent with the future land use plan.~~

~~Policy 4.12.1: Explore the use of tailored performance standards, conditional use permits, and other zoning tools to support neighborhood commercial uses and encourage investment while mitigating conflicts with neighboring residential uses.~~

~~Policy 4.12.2: If unique longstanding quasi-commercial uses such as the Croatian Hall and Polish National Alliance clubhouses remain zoned residential, explore putting provisions into the City Code that will support the long-term continuation of these uses. Currently, these uses must rely solely on lawful nonconformity (“grandfather”) rights.~~

~~Policy 4.12.1: Neighborhood commercial uses shall only include small offices, and limited~~

~~service retail where the scale, hours, and parking demand are very limited and the impacts on adjacent residential uses should be minimal.~~

~~Policy 4.12.2: Policy 6.12.2: Explore the use of Interim Use Permits (IUP's) and/or Nonconforming Use Permits to accommodate transitional uses for these neighborhood commercial nodes until such time as the properties are ready for redevelopment.~~

~~Policy 4.12.3: Ensure that transitional uses are consistent with the intent of neighborhood commercial uses and do not negatively impact adjacent residential uses.~~

Table 4.2: Future Land Use 2040

Future Land Use	Gross Acres	%
LDR - Low Density Residential	<del>494.09</del> <u>494.25</u>	12.4%
LMDR - Low-Medium Density Residential	<del>698.89</del> <u>691.72</u>	<del>17.5%</del> <u>17.3%</u>
MDR - Medium Density Residential	<del>23.67</del> <u>23.57</u>	0.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	<del>139.34</del> <u>153.34</u>	<del>3.5%</del> <u>3.8%</u>
GEMU- Grand/Exchange Mixed Use	58.7	1.5%
COM - Commercial	<del>117.33</del> <u>113.36</u>	<del>2.9%</del> <u>2.8%</u>
AIR - Airport	199.33	5.0%
I - Industrial	155.42	3.9%
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IN - Institutional	<del>195.05</del>	<del>4.9%</del>
	<u>194.3</u>	<u>4.9%</u>
UTL - Utility	33.45	0.8%
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RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
<b>Total</b>	<b>3,993.56</b>	<b>100.00%</b>

City of South St. Paul  
Dakota County, Minnesota

**RESOLUTION NUMBER 2023-38**

**A RESOLUTION ENACTING AN AMENDMENT TO THE 2040 COMPREHENSIVE PLAN  
TO ALIGN THE LAND USE CHAPTER WITH CITY POLICY GOALS**

**WHEREAS**, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council’s approval of the plan at their regular meeting on September 23, 2020; and

**WHEREAS**, the 2040 Comprehensive Plan currently contains minimum and maximum units-per-acre density ranges for land use categories that are not well calibrated and the City wishes to recalibrate these ranges and adopt a text amendment that better explains the intent of the density ranges, and

**WHEREAS**, the 2040 Comprehensive Plan and its Future Land Use Map currently call for phasing out many neighborhood businesses and commercially-zoned areas and the City wishes to instead call for preserving and strengthening its neighborhood businesses and commercially zoned areas through text amendments and expanding the use of the “Mixed-Use” designation in its Future Land Use Map, and

**WHEREAS**, the future land use map contains a mapping error that guides a house on Pill Hill towards “Mixed-Use” that should instead be guided Low-Density Residential to match its neighbors and the City wishes to correct this mapping error, and

**WHEREAS**, the South St. Paul City Council has initiated a comprehensive plan amendment to recalibrate the density ranges, expand mixed-use guidance, and fix the mapping error and proposes to amend the future land use map to graphically display the parcels that are receiving new guidance and to amend the text and tables of the Land Use Chapter of the Comprehensive Plan to reflect that these changes have occurred; and

**WHEREAS**, the City of South St. Paul notified all adjacent governmental units and affected special districts and school districts of the proposed increase in maximum density in an email that was distributed on November 4, 2022; and

**WHEREAS**, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on December 7, 2022. After considering the amendment and all public comments, they recommended approval of the amendment with a 5-0 vote; and

**WHEREAS**, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

**WHEREAS**, at their December 19, 2022 meeting, the South St. Paul City Council approved Resolution 2022-188 authorizing the proposed comprehensive plan amendment to be submitted to the Metropolitan Council for review; and

**WHEREAS**, on February 2, 2023 , the Metropolitan Council administratively approved the proposed amendment and sent the City a letter authorizing the amendment to be placed into effect.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of South St. Paul, Minnesota as follows:

1. The proposed amendment to the 2040 Comprehensive Plan has received final approval and is put into effect. This amendment recalibrates the density ranges in several land use categories, expands mixed-use guidance in the future land use map, and fixes a mapping error on pill hill.
2. The City Planner shall work with the City’s consultants to incorporate the approved amendment into the public-facing version of the 2040 Comprehensive Plan that is available on the City’s website. Maps, tables, and text in the public facing document will all be updated to reflect the text amendments and map amendments contained as attachments on the March 20, 2023 Planner’s Report for the City Council packet.

Adopted this 20<sup>th</sup> day of March, 2023

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City Clerk