



**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT

**DEPARTMENT OF PLANNING &  
ECONOMIC DEVELOPMENT  
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**SAINT PAUL PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

**Ford Site Zoning and Master Plan Amendments: Open Space Lot Specific  
Standards**

The Saint Paul Planning Commission will hold a public hearing on proposed amendments to Open Space Lot Specific Standards in the *Ford Site Zoning and Public Realm Master Plan (Ford MP)* and accompanying zoning text amendment on **Friday, July 23, 2021 at 8:30am.**

The staff report and additional materials can be viewed on the City's Planning Commission website: [www.stpaul.gov/planning-commission](http://www.stpaul.gov/planning-commission)

Oral testimony can be given during the meeting via telephone or Microsoft Teams meeting listed here:

[www.stpaul.gov/planning-commission](http://www.stpaul.gov/planning-commission)

*(Requires Microsoft Teams phone application, or Web browsers Google Chrome or Microsoft Edge. Note that Internet Explorer or Firefox will not work)*

Members of the public may monitor this meeting remotely by phone:  
(651) 315-7905 code: 978215817#

Written comments must be submitted by 5 pm on July 26, 2021 by emailing [menaka.mohan@ci.stpaul.mn.us](mailto:menaka.mohan@ci.stpaul.mn.us) or mailing comments to

Saint Paul Planning Commission  
25 West Fourth Street, Suite 1400

Saint Paul, MN 55102

Any comments and materials submitted will be attached to the public record and available for review by the Planning Commission. (Note: You must include your Name and Address for the public record).

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means. It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall at 15 W. Kellogg Boulevard in the City of Saint Paul.

Questions can be directed to [menaka.mohan@ci.stpaul.mn.us](mailto:menaka.mohan@ci.stpaul.mn.us)

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### Proposed Amendments

1. Remove the term "Open Space" from the Ford MP as it pertains to privately owned development parcels\* and lots and remove the definition of Green Roof Areas as Open Space. This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.
2. Add the definition for "*lot coverage*" from the Zoning Code to Master Plan Chapter 5 entitled "Building and Lot Terminology."

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\*The Ford MP general standards, including Open Space for Lot Specific Standards, always referred to private development amenities such as patios, balconies, walkways, and play areas, rather than publicly-accessible parks and open spaces on the Ford Site. There are no proposed amendments in this study to *Chapter 8-Parks and Open Space* in the Ford MP. This study's proposed amendments would not impact publicly-owned parks and privately-owned, publicly-accessible open space parcels dedicated to the City via the November 20, 2019 Ford plat.

3. Amend the Master Plan's and corresponding zoning code (§ 66. 931 (f)) current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas

Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by buildings bonus.;

and amend the definition of Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop ~~surface on~~ a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.