



MEMORANDUM

To: St. Anthony Village Planning Commission
From: Stephen Grittman, City Planner
Date: March 9, 2022
Meeting Date: March 15, 2022
NAC Project No. 323.02 – 22.01

BACKGROUND AND ANALYSIS

This memorandum provides an update to the table-form list of proposed amended language for Planning Commission consideration. The changes are based on the discussion held at the February meeting. Staff noticed a public hearing for the March Planning Commission meeting to formally consider the proposed language, and make any final edits or recommendations, prior to sending the material on to City Council for consideration.

The table includes the original language in black, the previously proposed changes in redline, and new additions/changes in blue. Text that is proposed to carryover from the existing code is referenced in the second column. The third column includes changes to each of the proposed sections highlighted as noted above. The fourth column provides some commentary explaining the purpose of the changes (or in a few cases, why no change is proposed). New information in this section is **bolded** for clarity.

As before, we are not expecting to address the boundaries of these districts. The Comprehensive Plan's recommendations are to retain the existing zoning pattern, with the primary change being a consideration of integrating more residential development into the commercial zones.

In the material below, we have provided the relevant Comprehensive Plan language, and the two zoning districts for review, along with the table-form amendments as noted above.

The Planning Commission is asked to provide comments and thoughts on the proposals at the upcoming meeting and public hearing, after which staff will prepare formal ordinance amendments for consideration by the City Council.

The Comprehensive Plan material below is carried over from the original staff memo as background for the Public Hearing.

PLANNING COMMISSION ACTION

- 1. Staff recommends approval of the proposed amendments to the Commercial and Light Industrial zoning districts as reflected in the attached ordinance redline version, with final comments and edits from the Commission following the public hearing.**

Alternative Motions

2. Motion to recommend denial of the amendments, based on findings to be identified as a part of the discussion following the public hearing.
3. Motion to table action on the amendments and continue the public hearing, to allow for further research and editing as directed by the Commission.

2040 Comprehensive Plan.

The Comprehensive Plan identifies existing commercial and industrial development in the community as consisting of four general areas. Those are described in Chapter 4 (Land Use) as follows:

Commercial and Industrial Infill and Redevelopment

St. Anthony has four significant commercial and industrial nodes:

- *The Southwest Area (between Kenzie Terrace and Lowry Avenue);*
- *Silver Lake Village (north of 37th Avenue and west of Silver Lake Road;*
- *The industrial park on the southeast side of the city (south of New Brighton Boulevard); and*
- *The industrial area in the northeast corner of the city north of 37th Avenue.*

Each of these four areas will retain their commercial and industrial guidance in the 2040 Comprehensive Plan update, but there may be opportunities to promote infill at each of these sites as land ownership or tenancy changes hands. In particular, St. Anthony supports the creative use of commercial land for incorporating residential uses into commercial developments where the

The Legacy of St. Anthony at 2540 Kenzie Terrace is 73 units on a 1.25-acre parcel, while the housing developments at Silver Lake Village are about 38 units per acre overall. St. Anthony 2040 Comprehensive Plan Chapter 4: Land Use integration of residential uses would be appropriate and well-supported by existing infrastructure.

St. Anthony acknowledges that commercial areas will continue to adapt and change based on the changing retail environment and the age of many commercial properties. Furthermore, the future of parking requirements may also change as technologies advance and the ride sharing economy impacts transportation choices. A short summary of foreseeable opportunities at each of these nodes is summarized here:

- **Southwest Area.** *In 2016, St. Anthony was the recipient of a technical assistance panel (TAP) from ULI Minnesota in which ULI staff and experts analyzed the redevelopment potential of the Southwest Area of the city. The panel found that the cost of land acquisition and relatively good condition of the existing developments in this area may be prohibitive to redevelopment. However, they also suggest that placemaking improvements such as welcoming entry points and streetscape and commercial design elements could help to draw people to the location and create a unified “district feel”. A possible catalyst that could spur redevelopment might be the attraction of a strong retail anchor. Another consideration is the impact that redevelopment of the nearby Southern Gateway site could have on the surrounding area and an increased demand for retail opportunities and livable spaces in the Southwest Area.*

- **Silver Lake Village.** *This area represents relatively recent development, but the current vacancy of the Walmart building on the corner of 37th Avenue and Silver Lake Road has been a priority for St. Anthony. The Walmart building and associated parking lot are currently targeted for redevelopment.*

- **Southeast industrial Park.** *The industrial park area east of Highway 88 hosts a mixture of office and warehousing or light industrial uses. Some of the aging properties may become redevelopment target areas or sites for more modern industrial building as the properties undergo changes or sale.*

- **Northeast Industrial Area.** *The properties in the northeast industrial park area are located in close proximity to existing medium and high-density residential development. Some of these aging properties may become redevelopment target areas or sites for more modern industrial building as the properties undergo changes or sale.*

The 2040 Plan focuses much of the implementation activity on Residential and Housing-related policy. The following “Action Steps” (of 14 total such steps) are identified as relating to Commercial and Industrial land uses:

- 2. Conduct further study and planning on the re-development or better utilization of the current industrial park.*
- 8. Plan for the re-development of underutilized commercial properties, especially those on higher volume streets and transit routes, for higher density, multi-family and senior housing.*
- 10. Identify areas in the community for the development of new, higher end office space.*
- 11. Utilize the Planned Unit Development re-zoning as a tool at key locations to promote market flexibility, integrated land uses, density and walkability.*
- 14. Revise the zoning code to allow for residential uses in commercial districts, in order to better meet anticipated market and transportation trends.*