



MEMORANDUM

To: St. Anthony Village Planning Commission

From: Stephen Gritman, City Planner

Date: Planning Commission Regular Meeting for July 19, 2022

RE: R-1 Zoning District – Options for Amendment

In May, the Planning Commission began a discussion about the potential pros and cons of altering setbacks on Single Family lots in the Village. A copy of the memorandum accompanying that initial discussion is attached for reference. The Commission requested additional information as to the actual “as-applied” impacts of changes such as these.

In researching this issue further, there are scant examples of mature neighborhoods where these kinds of setback changes can be seen. A number of similar regulations apply in various areas for newer construction, but the visuals do not provide any reasonable comparisons.

Instead, we have examined a few existing neighborhoods in St. Anthony just to gain (and illustrate) a clearer understanding of how reduced setbacks might be applied, especially given the restraints on impervious surface coverage that will limit any additional construction. The attached illustrations examine a couple of short segments of Pahl Avenue in the south portion of the City, and a short segment of Penrod Lane in the north area near the New Brighton boundary.

The material includes a clip of the aerial photo, along with a graphic of several of the lots on the relevant street. The graphic is paired with some lot data which we have estimated from the aerial photos – thus these are not exact, but should provide a reasonable representation of the options for the various parcels.

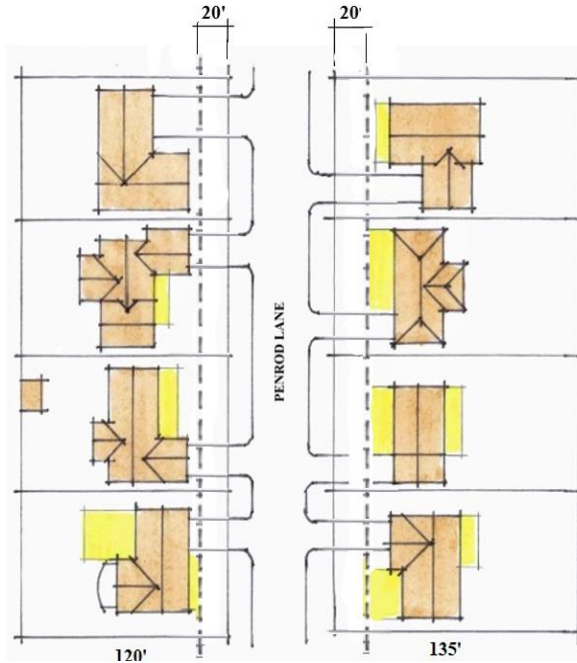
The graphic example identifies lot size for each neighborhood clip, impervious surface amounts, and potential expansion areas if the front setbacks were reduced from 30 feet to 20 feet. Some of the lots can not take full advantage of the additional encroachment due to impervious surface limitations.

For reference, the houses along the Penrod block range from 22 feet to 25 feet, with some up to 30 feet in depth. As such, a reduction to 20 feet would not seem to be a significant change in this area. The Pahl Avenue lots are typically 25 feet to 30 feet in front yard depth, which the St. Anthony Boulevard homes typically range from 30 feet to 35 feet. There are exceptions on all blocks to the primary range, and corner side yard setbacks are almost always reduced in depth.

We would encourage you to walk or drive these neighborhoods if you have the chance prior to the Planning Commission meeting. Photographs do not adequately communicate the feel of the neighborhood. We will be prepared to discuss thoughts and suggestions at the upcoming meeting. No public hearing has been scheduled on these items as yet.

WEST LOT DATA

LOT SIZE	EXISTING IMPERVIOUS COVERAGE	ALLOWED IMPERVIOUS COVERAGE	ALLOWED EXPANSION (SHOWN IN YELLOW)
9,580 SF	3,540 SF (35+%)	35%	NONE
9,580 SF	3,180 (33%)	35%	190 SF (2%)
9,580 SF	2,870 SF (30%)	35%	480 SF (5%)
9,580 SF	2,320 SF (24%)	35%	1,150 SF (12%)



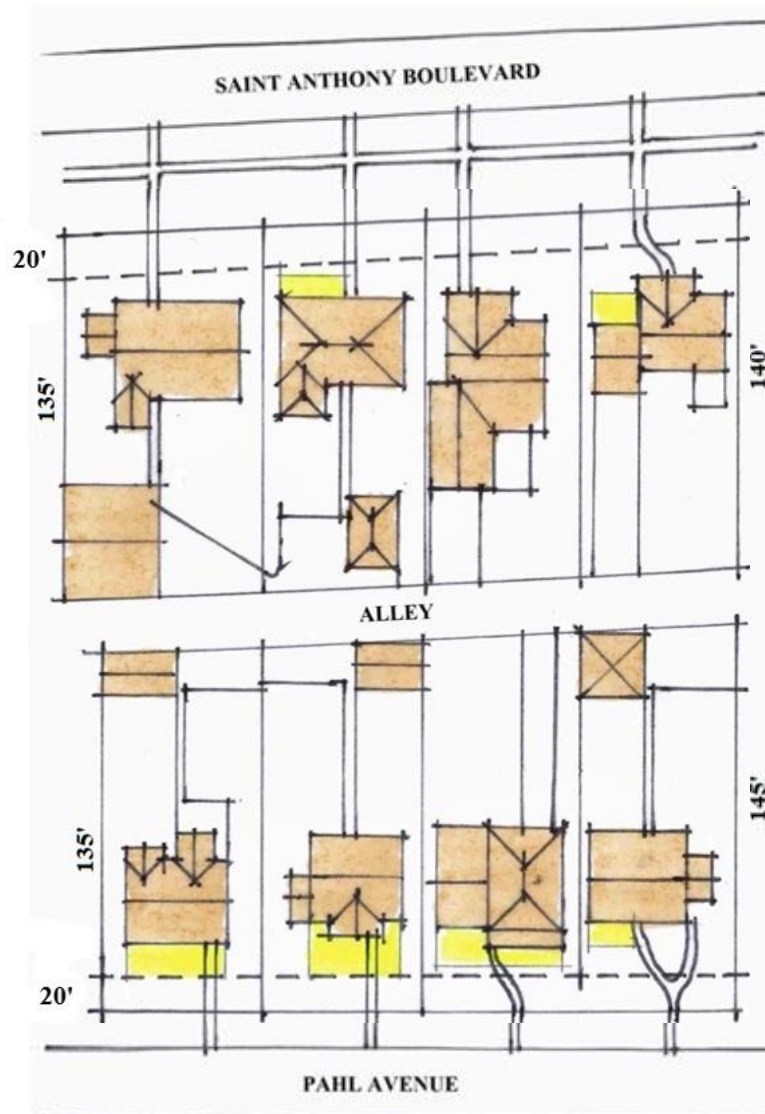
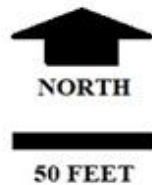
EAST LOT DATA

LOT SIZE	EXISTING IMPERVIOUS COVERAGE	ALLOWED IMPERVIOUS COVERAGE	ALLOWED EXPANSION (SHOWN IN YELLOW)
10,450 SF	3,400 SF (33%)	35%	210 SF (2%)
12,200 SF	3,100 (25%)	35%	1,220 SF (10%)
10,450 SF	2,450 SF (23%)	35%	1,250 SF (12%)
10,450 SF	2,730 SF (26%)	35%	1,160 SF (9%)



NORTH LOT DATA

LOT SIZE	10,250 SF	8,239 SF	8,300 SF	8,400 SF
EXISTING IMPERVIOUS COVERAGE	4,190 SF (40%)	3,170 SF (38%)	3,320 SF (40%)	3,180 SF (38%)
ALLOWED IMPERVIOUS COVERAGE	35 %	40%	40%	40%
ALLOWED EXPANSION (SHOWN IN YELLOW)	NONE	170 SF (2%)	NONE	170 SF (2%)



SOUTH LOT DATA

LOT SIZE	8,290 SF	8,410 SF	8,540 SF	8,660 SF
EXISTING IMPERVIOUS COVERAGE	2,630 SF (32%)	2,520 SF (30%)	2,660 SF (31%)	3,390 SF (39%)
ALLOWED IMPERVIOUS COVERAGE	40%	40%	40%	40%
ALLOWED EXPANSION (SHOWN IN YELLOW)	660 SF (8%)	840 SF (10%)	770 SF (9%)	90 SF (1%)



50 ft



PENROD LANE NE

(86)

(87)

(88)

(24)

(23)

(74)

(77)