Joint City Council & Planning Commission Meeting

November 20, 2024
5:30 PM
Moore Lake Park Community Building, 5890 Central Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

Public Hearing

Other Business

1. Zoning Code Recodification – Wrap Up

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

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AGENDA REPORT

Meeting Date: November 20, 2024 **Meeting Type:** City Council and Planning Commission Conference Meeting

Submitted By: Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Zoning Code Recodification – Wrap Up

Background

In February, the Planning Commission and City Council initiated recodification of Title 6, Zoning and Subdivision.

At this meeting, the Council and Commission will review work done to date on the draft ordinance. This includes three work sessions completed by the Planning Commission, covering Parking (April 2024), Landscaping (June 2024), and Zoning District and Administrative Changes (September 2024).

Following the November work session, public hearings on the proposed changes will occur at regularly-scheduled Planning Commission and City Council meetings. Staff plan to notify by mail all property owners whose zoning would change under the proposed updates. Most changes will not trigger the statutory requirement to notify adjacent property owners; only changes affecting areas of 5 acres or smaller require notification of nearby property owners.

A memo prepared by consulting planners from HKGi is attached, followed by an outline of the proposed Title 6, identifying chapter titles, alongside key changes and new content. The outline is a collaborative document created by city staff and consultants working on different sections of code.

Attachments

- Memo dated November 12 2024, from Rita Trapp and Kendra Ellner (HKGi)
- Outline of proposed Title 6: Zoning and Subdivision

Zoning and Subdivision Code Update Overview
November 12, 2024

Ch 600 General Provisions

This chapter establishes the authority for the zoning and subdivision code, when it applies, and who administers it. It provides instruction for using the code, including how to interpret graphics and address conflicting provisions. Updates to this chapter were primarily to consolidate and simplify zoning and subdivision purpose statements.

Ch 610 Zoning Districts

This chapter establishes the zoning districts. The districts are grouped into residential, non-residential, special, and overlay. The chapter includes general provisions that are applicable to all zoning districts, such as required yards and easements. It also includes provisions regarding nonconformities. Major changes to this chapter include:

- Renamed residential districts (e.g., R-1 was “One Family Dwelling District” and will be renamed “Traditional Single-Unit Residential”)
- Changed names of commercial districts from “Commercial” to “Business” to make updates easy to recognize
- Combined the very similar C-1 “Local Business” and C-2 “General Business” districts; the consolidated district is now B-1 “Local Business”
- Eliminated C-R1 “General Office” and combined with “B-1” (affects 5 acres and 5 parcels)
- Eliminated M-4 “Manufacturing Only” and rezoned properties to M-2 “Heavy Industrial” (affects 12 acres and 3 parcels)
- Eliminated PUD “Planned Unit Development” zoning as it is largely unused. The City will continue to use S-2 “Redevelopment District” going forward
- Moved Hyde Park Neighborhood from special to residential districts
- Moved Onaway from special to non-residential districts

Ch 611 Residential Zoning Districts

This chapter establishes what is allowed within the residential districts. This includes the Residential Use Table, Lot Dimensions Table, and Site Dimensions Table. It also includes a few specific district standards that the City will retain. Changes to this chapter include:

- Consolidated and simplified zoning district section-specific sections (e.g., parking) to separate chapters to reduce redundancies
- Updated residential district names and incorporated S-1 “Hyde Park Neighborhood” as R-H
- Incorporated new purpose statements within district intents
- Created new Use, Lot and Site Dimensions Tables. Updated and modernized standards to address existing conditions, meet best practices, and provide more flexible development standards making the code easier to administer.

Ch 612 Non-Residential Zoning Districts

This chapter establishes what is allowed within the non-residential districts. This includes the Use Table, Lot Dimensions Table, and Site Dimensions Table. It also includes a few specific district standards that the City will retain. Changes to this chapter include:

- Consolidated and simplified zoning district section-specific sections (e.g., parking) to separate chapters to reduce redundancies
- Updated non-residential district names from “commercial” to “business” and incorporated S-3 “Heavy Industrial, Onaway Addition District” as M-O.
- Incorporated new purpose statements within district intents
- Created new Use, Lot and Site Dimensions Tables. Updated and modernized standards to address existing conditions, meet best practices, and provide more flexible development standards making the code easier to administer.

Ch 613 Special Zoning Districts

This chapter establishes the intent of special zoning districts. It includes a description of the existing S-2 Redevelopment District, what uses are allowed within the S-2 district, and the process for plan approval. Text largely stayed the same in this chapter; other major changes include:

- Consolidated special zoning district chapters into a single chapter
- Reclassified certain special zoning districts to residential or non-residential

Ch 614 Overlay Zoning Districts

This chapter establishes overlay zoning districts for specific areas including floodplain management, critical areas, telecommunications, pre-1955 residential lots, shoreland, and transit-oriented development. Text largely stayed the same in this chapter; other major changes include:

- Consolidated overlay zoning district chapters into a single chapter
- Renumbered due to repeal of previous overlay districts
- Updated Telecommunications Towers and Facilities Overlay due to federal and state law changes
- Updated the Floodplain Overlay to match the updated model ordinance provided by the Minnesota Department of Natural Resources; shifted the Regulatory Flood Protection Elevation from one foot plus stage increase (0-0.5 feet) to a standard two feet to maintain eligibility for FHA loans
- Repealed Wetland Overlay; all information has been moved to Chapter 505 Erosion Control and Stormwater Management

Ch 620 Principal Use Specific Standards

This chapter establishes use-specific standards for those principal uses that are included in the updated use table. It covers Permitted, Conditional, and Interim Uses. Major changes to this chapter include:

- Use standards have been grouped together in a single chapter
- Standards added/updated for: dwellings, auto repair and sales uses, animal care, care facility, personal storage facility, place of assembly
- Standards for cannabis businesses will be discussed separately at an upcoming Council conference meeting (planned for November 25, 2024)

Ch 621 Accessory Use Specific Standards

This chapter establishes use specific standards for those accessory uses listed in the accessory use table. It covers Permitted, Conditional, and Interim accessory uses. Major changes to this chapter include:

- Reduced redundant language
- Simplified accessory structure standards to be easier to administer and consistent across a variety of districts and circumstances
- A concurrent review of short term vacation rental was undertaken by administration. At this time no additional standards are recommended within the zoning code.
- Updated standards regarding solar and wind energy systems for consistency with best practices

Ch 630 Performance Standards

This chapter establishes standards for environmental quality and nuisance activities, as well as stormwater and land alterations. Major changes to this chapter include:

- Reorganized headings to group items related to each other
- Simplified the maintenance section for the residential districts

Ch 631 Off-Street Parking

This chapter establishes off-street parking standards and requirements, including parking minimums based on use and parking facility design requirements. Major changes to this chapter include:

- Reorganized and consolidated the parking sections and provisions
- Reduced redundancies
- Consolidated uses and updated parking ratios to reflect modern standards and best practices for minimum parking spaces required and organized standards into a table (following discussion with the Planning Commission)
- Added provisions regarding scenarios to address reduction of parking, proof of parking and shared parking arrangements
- Consolidated parking stall sizes into a table
- Updated driveway width for nonresidential and R-2 districts
- Incorporated new provisions for electric vehicle charging stations for residential uses (following discussion with the Planning Commission)
- Enhanced bicycle parking requirements to encourage alternative modes of transportation and safety (following discussion with the Planning Commission)
- Added requirements for pedestrian connections from streets or parking areas to the main entrance of a building

Ch 632 Landscaping

This chapter establishes landscaping standards and requirements. Major changes to this chapter include:

- Reorganized and reduced redundancies
- Separated single-unit and 2-unit requirements from multi-unit and non-residential requirements and added more detailed tree diversity requirements.
- Clarified when landscaping plans are required and what should be shown in plans, including:
    - Snow storage

    - Show plants at installation and maturity
- Clarified standard landscaping requirements
    - Adjusted perimeter landscaping requirements – now based only on building footprint, require foundation plantings
    - Adjusted parking lot landscaping requirements – size of parking lot, ratio of trees to spaces, location of tree plantings, size of planting islands, space required per tree
- Eliminated credit for installing larger trees at time of planting
- Clarified payment in lieu option

Ch 633 Architectural Standards

This chapter establishes architectural standards and architectural review procedures. Major changes to this chapter include:

- Added a new section that bolstered architectural standards in the city
- Increased provisions to address applicability of architectural standards for 3+ unit dwellings and non-residential structures:
    - Any new development or redevelopment;
    - Façade replacement of 50 percent or more; and
    - Building expansions greater than 50 percent of the floor area.
- Incorporated permitted exterior building material requirements to guide the parameters of architectural standards into classes (I, II, and III), based on material durability
- Included prohibited materials
- Addressed parameters of architectural design such as façade articulation, architectural detailing, and transparency requirements
- Outlined architectural review procedures

Ch 634 Fencing

This chapter establishes fencing standards and requirements. It also includes fencing-specific definitions. Major changes to this chapter include:

- Incorporated fencing into zoning chapter.
- Reorganized fencing sections for easier navigation, access and administration
- Added fence height measurement procedures and clarified where the height applies in each yard type
- Incorporated graphics to convey vision triangle and fence height provisions

Ch 635 Screening

This chapter establishes screening standards and requirements. It also includes screening-specific definitions. Major changes to this chapter include:

- Consolidated and reorganized screening provisions for easier navigation, access and administration
- Provided clarification of where screening requirements apply
- Provided different options for flexibility of applying the screening requirements such as plantings, fences, walls or earth berms

- Consolidated screening provisions for garbage and recycling areas, off-street parking, external loading and service areas accessory to buildings
- Created graphics to convey the minimum screening materials requirements

Ch 636 Lighting

This chapter establishes lighting standards and requirements. It also includes lighting-specific definitions. Major changes to the chapter include:

- Added to the lighting standards to ensure lighting does not impact health, safety and welfare
- Clarified exceptions to lighting standards

Ch 640 Subdivision Design Standards

This chapter establishes the design standards for new subdivisions, including blocks and lot arrangement, streets, non-motorized connections, and easements. Major changes to this chapter include:

- Standards regarding the suitability of land for development were added
- Lot standards were amended to include limitations for irregular lots and to identify what should happen with any remnants after subdivision
- Regulations related to sidewalks and trails were clarified, consistent with Safe Routes to School grant eligibility criteria
- Simplified processes for lot splits, lot line adjustments, and minor subdivisions were established
- Park dedication was moved out and into its own chapter
- Graphics added for clarification

Ch 641 Required Subdivision Improvements

This chapter identifies the public improvements required of subdivisions, such as grading for streets, sidewalks and trails; utilities; and monuments. The chapter remains generally the same. There was a section added to require a development contract and to allow inspections of improvements completed.

Ch 642 Park Dedication

This chapter describes the procedures and requirements for land dedication during subdivisions. Major changes to the chapter include:

- Added justification for dedication
- Clarified what type of land should be dedicated
- Added cash in lieu regulations – what the fees are, when the city can require cash, and how an applicant can dispute
- Clarified the timing of dedication

Ch 650 Procedures

This chapter describes the steps and requirements for different zoning permits and procedures. Major changes to the chapter include:

- Combined subdivision procedures with zoning procedures
- Bulked up common procedures and subdivision procedures to clarify authority and processes
- Consolidated and reorganized sections for clarity

- Added site plan review, change of use, zoning permits, and land alteration provisions.
- Clarified review timelines and processes
- Removed the City requirement for a second public hearing for zoning code changes

Zoning Map

Proposed rezonings include:

- Consolidating C-1 “Local Business”, C-2 “General Business” and CR-1 “General Office” districts into a single B-1 “Local Business” district
    - Properties affected
        - C-1/C-2: 159 parcels across 269 acres
        - CR-1: 5 parcels across 5 acres
- Rezoning C-3 “General Shopping Center District” to B-2 “Regional Business”
        - 85 parcels across 173 acres
- Rezoning M-4 “Manufacturing Only” to M-2 “Heavy Industrial”
        - 3 parcels across 12 acres
- Rezoning *Fridley Market* PUD to S-2 “Redevelopment District”
        - 4 parcels across 15 acres
- Rezoning *Springbrook Neighborhood* PUD to R-1 “Traditional Single-Unit Residential”
        - 24 parcels across 6 acres
- Rezoning pre-existing nonconforming multifamily buildings zoned R-1 and R-2 to R-3, along 3rd Street south of I-694 (Summit Manor neighborhood)
        - 27 parcels across 10 acres

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Planning Commission Report

To:	City of Fridley Planning Commission
From:	Rita Trapp and Kendra Ellner, Consulting Planners
Date:	November 20, 2024
Subject:	Zoning and Subdivision Code Update

Overview

The Zoning and Subdivision Code Update project has been ongoing during 2024. Staff and the consulting team have met with the Planning Commission and City Council several times to work through updates. At this time, Staff and the consulting team have worked through the majority of the anticipated policy updates. The November Joint Meeting will be used to provide a general update on the changes that are proposed. Additional detail has been provided below for those changes which are major changes, updates affecting city policy, and/or changes which resulted from earlier Planning Commission feedback. Attached is a list of each chapter, its purpose, and summary which highlights notable changes. The attachment also includes information about proposed zoning map changes which have been identified by City Staff.

Several code chapters contain updates which are more extensive and/or policy-focused in nature. Some of these, such as off-street parking and landscaping, have already been reviewed by the Planning Commission at previous meetings. For those chapters, information is provided describing how feedback from the Planning Commission was incorporated into the update. For all other chapters, a short summary of the chapter's purpose and its major updates is included.

The summary below starts with procedures even though it is a later chapter in the code because there are new processes recommended that are referenced in subsequent chapters.

Chapter 650 Procedures

Chapter 650 describes the steps and requirements for all zoning and subdivision procedures. A common procedures section was added which contains common requirements which apply to all review processes. Several processes were added, including:

- Site Plan Review – This administrative permit is required for all residential developments with three or more units, new manufactured homes, and any nonresidential developments or projects.
- Land Alteration Permit – This permit is required for parking lots not related to a building permit.

» Zoning Permit – This administrative permit is intended to ensure that any exterior property improvements, such as an accessory structure, fence, patio, sidewalk, dock, or driveway modification, meet code requirements prior to the installation of said improvements.
» Use Change Requirement – This requirement is intended to ensure that no construction is started until all permits have been obtained and the existing or proposed structures and use of the land is determined to be in compliance with the zoning and subdivision code.

Chapter 631 Off-Street Parking

The Off-Street Parking section has been shaped through conversations with the City Council and Planning Commission. The Planning Commission specifically provided guidance in the following areas:

- Minimum parking requirements were reviewed and revised to reflect recent project approvals and modern needs. A few examples of where reductions were made include changing retail from 1 parking space per 150 square feet of building space to 1 parking space per 300 square feet. Manufacturing also was modified from 1 parking space per 400 square feet to 1 parking space per 800 square feet.
- Electric vehicle charging stations minimum requirements vary depending on the type and intensity of residential use. For example, a single-unit dwelling is only required to have an available Level 1 (120 volt) wall outlet while an apartment building with more than 50 spaces would have to have at least one Level 2 (240 volt) or higher wall outlet or charging station, 5% of its spaces with at least a Level 1 (120 volt) wall outlet, and a future capability of 20% of its spaces capable of supporting Level 1 (120 volt) wall outlets and five Level 2 (240 volt) wall outlets or charges with exceptions based on use, price impacts, and electrical capacity. Also included are standards for location, design, and maintenance.
- Standards for bicycle parking include a minimum number of facilities to provide and minimum design standards that address type of facility, location, anchoring, and lighting.

In an effort to prevent issues with insufficient parking as a building or site use changes, the code will require a change of use permit and city review, as noted in Chapter 650 Procedures above.

Chapter 632 Landscaping

As with off-street parking, updates to the landscaping section have been shaped through conversations with the City Council and Planning Commission. The Planning Commission provided specific guidance on how the City can adjust its landscaping requirements to better reflect the approach the City has been using with recent developments. Examples of the new regulations proposed include:

- One tree for every 1,500 square feet of the principal building footprint

- One tree for each 50 feet of the principal building façade facing a public street
- Increased tree diversity requirements
- All buildings shall have foundation plantings on building sides facing a public street
- Parking lots with more than 45 stalls shall have at least one tree for every 15 surface parking spaces

Chapter 633 Architectural Standards

This chapter establishes exterior building material requirements, architectural design standards, and architectural review procedures. Standards in this chapter will be required to be met by any new development or redevelopment, façade replacement of 50% or more, or building expansion greater than 50% of the floor area for multi-unit residential or non-residential principal structures. Building material requirements were divided into three classes based on typical life expectancy. Material requirements were then specified based on these classes as follows:

- Front façades and façades facing a public right-of-way shall be composed of at least 50% Class I materials and no more than 10% Class III materials.
- Side and rear façades shall be composed of at least 40% Class I materials and no more than 20% Class III materials.
- Each façade must utilize a minimum of two types of Class I materials.

This chapter also incorporates standards for architectural design, such as façade articulation, architectural detailing, and transparency requirements.

Chapter 634 Fencing

This chapter establishes fencing standards and requirements. It was also discussed in greater detail with the Planning Commission. In response to that discussion, language has been included in the chapter which requires any property owner wishing to erect a fence to first obtain a zoning permit from the City to ensure that the fence meets standards. This new practice is intended to minimize disputes or undesired fencing.

Chapter 642 Park Dedication

This chapter includes the procedures and requirements for land dedication as part of subdivisions. Updates to this chapter included a clarification of the type of land that should be dedicated and the timing of dedication. Land must be suitable for public use and usable for parks, recreational facilities, playgrounds, trails, or public open space without extensive expenditures on the City's part. Language was also added to further explain cash in lieu regulations – what the fees are, when the city can require cash payments, and how an applicant can dispute the fees.