

Planning commission study session

The St. Louis Park planning commission is meeting in person at St. Louis Park City Hall, 5005 Minnetonka Blvd. Members of the public can attend and watch the meeting in person.

Visit bit.ly/slppcagendas to view the agenda and reports.

Agenda

Discussion items

1. Arrive + Thrive implementation tracker

Written reports

2. Summary of zoning code items identified by planning commissioners

Future scheduled meeting/event dates:

May 20, 2026 – planning commission regular meeting
June 3, 2026 – planning commission regular meeting
June 17, 2026 – planning commission regular meeting
July 1, 2026 – planning commission regular meeting

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1. Arrive + Thrive implementation tracker

Recommended action: No action is being requested.

Policy consideration: There is no policy consideration at this time.

Summary: The city underwent a two-year planning effort from 2023-2025 that resulted in the Arrive + Thrive gateway plans. These plans established guidance for the future of the three METRO Green Line Extension light rail stations: Beltline Boulevard, Wooddale Avenue, and Louisiana Avenue, and the commercial corridor of Excelsior Boulevard west of Highway 100. Collectively, these areas made up the “gateways” analyzed in the Arrive + Thrive plan. These gateway plans provided an opportunity to further the vision of these areas while utilizing the city’s strategic priorities as a planning framework. The project set out to not only create a planning document, but to emphasize implementation and track progress and successes.

The city council approved the Arrive + Thrive gateway plans on Aug. 4, 2025. Since then, city staff have been creating an online interactive dashboard to allow staff and the public to track progress on implementing the actions laid out in the gateway plans. A draft version of the online tracker is ready for testing. The planning commission is asked to explore the online tracker before the study session and identify areas that can be refined or made clearer before it’s fully published.

The tracker is found at this [link](#). Currently, only the Beltline Gateway has information populated.

Supporting documents: Links to the chapters of the Arrive + Thrive plan, printed copies can be requested at City Hall:

- [Chapter 1 - Arrive + Thrive Framework](#)
- [Chapter 2 - Beltline Gateway Plan](#)
- [Chapter 3 - Wooddale Gateway Plan](#)
- [Chapter 4 - Louisiana Gateway Plan](#)
- [Chapter 5 - West Excelsior Gateway Plan](#)
- [Chapter 6 - Impact Analysis](#)
- [Chapter 7 - Implementation](#)

Prepared by: Laura Chamberlain, senior planner

Reviewed by: Jennifer Monson, planning & economic development manager

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2. Summary of zoning code items identified by planning commissioners

Summary: At the April 8, 2026 study session, the planning commission discussed the draft the principal and accessory use table taken from Article VII-Use Specific Standards and Article VIII-Development Standards. During the discussion, commissioners identified a number of elements within the code in need of updating. Some of the changes were straight-forward and can be incorporated within phase 2 of the zoning code update (ZCU-2); others were elements that need more research and discussion, including items related to parking minimums which the commission will undertake later this year. Staff were asked to summarize the changes and identify which elements would be addressed during ZCU-2, what elements would be covered during the parking study and what elements would be covered during phase 3 of the zoning code update.

Items to be addressed within ZCU- 2

- Principal Use and Accessory Use tables
 - Add a brief note at the table's heading to distinguish the principal use table and accessory use table
- Article VIII. Division 1. Performance Standards
 - Add a purpose section to be consistent with the other divisions
 - Determine if term "Performance Standards" is correct for this division
- Sec. 36-223(c) add "unless otherwise approved by the city engineer" to the sentence to allow for no sidewalk if engineering doesn't want one installed
- Sec. 36-222 – change "adequately consider" to "prioritize"
- Sec. 36-224 – replace "hardcover" with "impervious surface" for consistency
- Sec. 36-227(a)(2) – update the date to when ZCU Phase 2 is adopted
- Sec. 36-235(b)(4) – require accessibility via ramps / curb cuts
- Sec. 36-240(c)(8-10) – add actual minimum requirements to these sections. Make sure we have definitions for each

Items to be looked at via parking study

- In-vehicle services: require drive-throughs to accommodate/serve bicycle users?
- Purpose statement of Division 3 – conflict in purpose to "prevent congestion" since parking induces demand and can cause congestion
- Maximums for all parking requirements in all districts (except for Parks district)
- Standards that accommodate e-bikes and cargo bikes: short term and long term
- Expand reductions to parking minimums
 - Converting existing parking space(s) to bicycle parking spaces
 - Increase the transit reductions
 - Based on proximity to bikeways or trails

Items to be addressed in ZCU Phase 3

- Sec. 36-225(e) – Make this subsection be stronger / more prominent.
 - Make sure there are definitions / illustrations showing what qualifies as a "pedestrian way" and "driveway crossing"

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