



CITY OF SAINT PAUL
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To: Comprehensive Planning Committee
From: Anton Jerve; Patricia James
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Subject: Geographic Information Systems (GIS) Official Zoning Map Report

Purpose

The official zoning map is proposed to transition from a set of 44 mylar and paper panels to an electronic, GIS-based file. The digital maps will provide several advantages, including:

- Maps will be easier to update and the format will eliminate updating errors due to panel overlap
- Maps will be available in color and black and white
- Maps will have the ability to be customized and searchable
- GIS files provide increased analysis capabilities
- Electronic maps will provide the ability to link to Ramsey County and City website interactive maps

Background

The official zoning map has been maintained as a paper copy on separate panels continually updated by hand. This has led to several issues, such as:

- Errors on the map due to the same zoning districts appearing on multiple panels and only one panel being updated
- Lack of precision with hand drawn updates
- Measurements and annotation notes that no longer refer to a zoning district
- Black and white maps can be difficult to read
- Difficult to use for properties along panel "seams"
- Not customizable
- Difficult to update online copies of panels

A digitized map will provide additional clarity, customization options, analysis capabilities, and ease of use

Digitizing Process

The zoning map was first digitized by a private company several years ago, but it had many errors and was done in a way that made it unstable and difficult to update. Due to these discrepancies and formatting deficiencies, a new digitized map has been created in GIS by PED staff and to be as accurate, stable, and easily updated. Zoning lines were aligned with parcel lines, lot lines, and/or section lines where applicable. This allows staff to remove dozens of

annotated measurements that have been maintained on the paper map to indicate the distances. The new zoning GIS layer allows for spatial analysis with other GIS data.

Throughout the digitizing process, several general guidelines were followed:

- Zoning district lines were aligned with street center lines, parcel lines, lot lines, and section lines.
- Split zoned parcels were avoided as much as possible.
- Railroad parcels that were split zoned down the railroad centerline, and were sometimes unclear in the previous map, have been reclassified following the parcel lines and the parcels were generally given the least restrictive of the two zoning districts.
- Parcels with zoning discrepancies on different map panels were researched in the zoning history files to determine the correct zoning district.
- Annotated measurements were removed from maps where the zoning border is along a lot line, parcel line, or section line.

Mapping Errors and Revisions

Several mapping errors, listed in detail below, were discovered in the process of digitizing the zoning maps. These were errors in the official maps that need to be corrected in the digital map. Staff reviewed the zoning history, parcel ownership, and planning reports to determine the correct zoning district to be reflected in the new maps. The proposed corrections are listed in the following table.

Mapping Errors

| Address | New Map Panel | PIN | Former Zone | New Zone | Reference Notes |
|------------------------|----------------------|--|--------------------|-----------------|--|
| 1665 White Bear Ave N | 6 | 222922110154 | B3/R3 | B3 | Zoning Case 02-175-609 |
| 600 Snelling Ave | 8 | 342923230138 | RM2/B3 | B3 | Zoning file 5424 |
| 25 Dale | 15 | 022823140183 | RM2 & TN1 | TN1 | Different district on 2 panels; Zoning Case 05-050-150 |
| 476 Sherburne | 9 | 362923240213 | B1/R4 | R4 | Zoning File 8085 |
| St Anthony / Hamline | 14 | 342923310027 342923310018 342923310025 342923310020 | I1/B2 | B2 | Subdivision Staff Report 07-076-549; Zoning line to follow current parcel lines |
| 94 & Payne/Mounds Blvd | 16 | 322922310050 | I1/R1 | R1 | Corrects PINs missed in Trout Brook – Lower Phalen Creek Greenway zoning ordinance |
| 1220 Sylvan | 4 | 192922340034 | RM2/I1 | RM2 | Zoning Files 5195, 5251 |
| 425 W. 7th | 15 | 012823410141 | RT2 | B2 | Zoning File 9222 |

As part of the review process, several parcels are recommended for changed zoning because they are isolated zoning districts within a parcel and are not attached to any current land use.

Mapping Revisions

| Address | New Map Panel | PIN | Former Zone | New Zone | Reference Notes |
|--------------------|---------------|------------------------------|-------------|----------|--|
| 799 Snelling Ave | 8 | 162823110085 | B2 | RT1 | Former site of separate commercial building, now school property |
| 1585 Maryland Ave | 6 | 222922430048 | B1 | R3 | Property always owned by Water Commission "Hazel Park Pumping Station" |
| 1536 Hewitt Ave | 8 | 272923320067 | B1 | RT1 | Hamline University campus. Officials agreed to have zoning reflect surrounding RT1 |
| 1885 & 1871 Wilson | 18 | 352922320064 352922320065 | R3/RM1 | RM1 | Corrects split-zoned setback. Zoning Files 6734, 6990 |
| 399 Lexington | 14 | 342923410012 | RM2/B3 | B3 | Combined lot with expanded business. Corrects split zone. |

In addition to the revisions above, staff also revised zoning districts across railroad parcels. Formerly, railroads were often treated like right-of-way and split-zoned along the centerline of the rail line. However, rail lines occur in parcels, not right-of-way, so this practice has created many split-zoned parcels. In the digital zoning map, staff is proposing to correct this by choosing to apply the least restrictive zoning category across the railroad parcel.

Text Revisions

Several minor text edits, below, support the adoption of the new zoning map. These changes reflect the change from moving zoning districts from railroad centerlines to railroad parcel lines. Additionally, language is added to acknowledge that zoning districts follow section lines. In the current official map this was indicated by including annotated measurements on the map, but with the GIS map section lines can be shown with the zoning districts, thus eliminating the need for annotations.

Sec. 60.303. Official zoning maps.

The city is divided into various zoning districts shown on the maps accompanying this code, which maps ~~are~~ is entitled "Zoning Map of Saint Paul." Such maps and any amendments, with all explanatory matter thereupon, are hereby made a part of this code and shall be as much a part of this code as if the matter and information set forth thereon were all fully described herein.

Sec. 60.304. District boundaries interpreted.

Where uncertainty exists with respect to the boundaries of any of the districts established in this code as shown on the zoning map, the following rules shall be applied:

- (a) Where district boundaries are indicated as approximately following the centerline of streets or highways, street lines, or highway right-of-way lines ~~or railroad right-of-way lines~~, such centerlines, street lines or right-of-way lines shall be construed to be said boundaries.

(b) Where district boundaries are indicated as approximately following lot lines or section lines, such lot lines or section lines shall be construed to be said boundaries.

(c) Where district boundaries are indicated as approximately parallel to the centerlines of streets or the centerlines of right-of-way lines of highways ~~or railroads~~, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

Public Hearing

A public hearing on the map amendments was held at the July 2, 2010, Planning Commission meeting. The hearing was closed with no testimony.

Prior to the hearing and in response to several comments we received, a few minor changes to the display of the City's interactive GIS map (GISmo) were made, including:

- Labeling zoning districts on the map as well as in the legend.
- Setting the zoning layer to have a default transparency setting to better display property lines and to facilitate overlaying on an aerial photography background.

Recommendation

Staff recommends adopting the GIS zoning map as the official zoning map of the City of Saint Paul with the mapping revisions and text changes outlined in the report.

Note: Color panels of the proposed map are available on the City website at <http://www.stpaul.gov/index.aspx?NID=3441>.