Central Corridor/Traditional Neighborhood Zoning Study: Key Points 08/23/10

Background

- Study is a review of the zoning for properties along the University Avenue portion of the Central Corridor.
- Study is an implementation step following adoption of the *Central Corridor Development Strategy* (CCDS) and station area plans.
- Current zoning along the corridor (primarily B3 general commercial and I1-light industrial) will not achieve the development vision detailed in the City's adopted plans.
- Traditional Neighborhood (TN) zoning districts appear to be the best fit to achieve the vision. TN encourages compact, walkable, mixed use development.
- TN districts have been used in places throughout the city since 2004.
- Now is also a good time to review experience to date and "tweak" the TN district regulations.

What is being proposed?

- A new Traditional Neighborhood 4 district is being proposed which will allow more height and density where appropriate. Tweaks to the existing TN districts are being proposed to better fit existing market conditions.
- Properties in the "area of change" as identified in the CCDS are being proposed for rezoning to a variety of revamped TN2 TN4 districts, with some industrial zoning maintained in the West Midway area.
- Most new auto-oriented uses would be prohibited. Existing auto-oriented uses could remain indefinitely.
- New zoning requirements will primarily affect property owners and developers who are planning for new building construction.
- Existing buildings and businesses can remain indefinitely, until the owner decides to redevelop the property.
- Existing uses that become legally non-conforming under the new zoning can remain indefinitely.
- Cities no longer have eminent domain (condemnation) authority for redevelopment purposes, so change will happen when owners decide to redevelop.
- TN zoning will significantly expand development capacity along the corridor while enhancing the design of new development.
- The new zoning will replace the existing Central Corridor Overlay district, which expires 6/20/11.

Process and Tentative Schedule

- Summer of 2010 informal community review and input to staff.
- Staff finalizes recommendations and presents to Planning Commission.
- Fall 2010 Planning Commission review. Release recommendations for formal public review in October. Planning Commission public hearings tentatively scheduled for mid- November (regulation changes) and early December (property rezonings).
- Planning Commission recommendations transmitted to Mayor and City Council end of Jan. 2011
- City Council public hearings on regulation changes and property rezonings March, 2011.
- Final adoption by Mayor and City Council April, 2011.

More information: www.stpaul.gov/centralcorridor. Click on Central Corridor Zoning Study. Questions or comments to centralcorridor-zoning@ci.stpaul.mn.us.