

city of saint paul
planning commission resolution
file number 11-14
date March 4, 2011

Central Corridor and Traditional Neighborhood Zoning Study

WHEREAS, the direction for the Central Corridor and Traditional Neighborhood zoning study came out of the *Central Corridor Development Strategy* (CCDS), adopted in October of 2007, and the creation of the Central Corridor Overlay District in April of 2008. The study was designed to meet goals in the CCDS by facilitating higher density development, a reduced demand for parking and more of a pedestrian- and transit-oriented environment. The study began in the spring of 2010; and

WHEREAS, throughout the summer of 2010, four public open houses and several stakeholder meetings were conducted to elicit comments on draft staff recommendations for property rezonings and proposed text amendments; these comments were considered in making additional revisions to the draft recommendations. Notification of the open houses was posted on the project website, distributed through the District Council Liaison and sent to the ENS list. In addition, letters were sent to all property owners within the study area notifying them of the open houses on August 24, 2010 and August 26, 2010 (these events were designed to solicit comment on individual property rezonings); a second letter was sent to property owners notifying them of the public hearing dates and the specific zoning change proposed for their property, and was followed up with a reminder postcard; and

WHEREAS, the Planning Commission, on October 8, 2010, released a draft of the Central Corridor and Traditional Neighborhood Zoning Study Report for formal public review and set public hearings for November 19, 2010, and December 3, 2010; and

WHEREAS, a public hearing notice was published in the Pioneer Press for three consecutive weeks pursuant to Minnesota Statutes § 462.357, Subd. 5 and sent to the early notification list and other interested parties; and

WHEREAS, a public hearing on Central Corridor and Traditional Neighborhood Zoning Code text amendments was conducted by the Planning Commission on November 19, 2010, and a public hearing on property rezonings was conducted by the Planning Commission on December 3, 2010, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until December 6, 2010, at 4:30 p.m.; and

WHEREAS, at the November 19, 2010, hearing twenty-seven people spoke and at the December 3, 2010, hearing seventeen people spoke. A total of thirty-four letters of comment were submitted; and

WHEREAS, the Planning Commission referred the proposed amendments to the Comprehensive Planning Committee for consideration of the public testimony and possible revisions to the proposed recommendations; and

WHEREAS, the Comprehensive Planning Committee discussed the comments, proposed code amendments and proposed property rezonings at five meetings held in December 2010, and January and February, 2011, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive Planning Committee; and

WHEREAS, the text amendment and property rezoning recommendations are consistent with the Central Corridor Development Strategy and station area plans adopted as part of the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends to the Mayor and City Council approval of the Zoning Code text amendments and property rezoning recommendations contained in the *Central Corridor and Traditional Neighborhood Zoning Study report and recommendations*, dated February 25, 2011, with the following key conclusions / recommendations:

1. A mixture of Industrial and Traditional Neighborhood zoning districts, including the newly created Traditional Neighborhood 4 zoning district, is appropriate for most of the Central Corridor Study Area to bring it into general compliance with the Comprehensive Plan. Recommended changes to the requirements for the existing Traditional Neighborhood zoning districts will better fit existing market conditions, while still facilitating improved market performance.
2. Existing auto body, auto repair and auto specialty uses should be allowed to remain and expand similar to conforming uses within the Corridor, although new auto body, repair and specialty uses should not be allowed. This is appropriate given the viability of these businesses, their importance as neighborhood services and reflects the general wishes of the community.
3. Industrial zoning generally found between Prior and Hampden, and in several other select locations, should be maintained. This is appropriate given the distance from light rail transit station areas, the viability of existing businesses and industries, and reflects the general wishes of stakeholders.
4. Additional job-producing commercial uses should be added to TN districts, including: business sales and services and mail order house as permitted uses, and reception halls as conditional uses.
5. Some auto-related uses should be added as conditional uses in the IR (industrial restricted) district along University Ave. (but not citywide), including: auto service station, auto repair, and auto body shop, subject to additional conditions.

moved by _____ Merrigan _____

seconded by _____

in favor Unanimous (properties at 381-383 University and 2505 University were removed from the main motion and handled as a separate motion, with Commissioner Commers and Commissioner Thao abstaining)

against _____

6. Minimum parking requirements in TN districts within ¼ mile of University Avenue should be eliminated and paired with a system of permit and time-limited parking along the corridor, allowing businesses and developers to determine how much parking is needed for the proposed uses.
7. Minor revisions to TN design requirements are recommended that: allow more contemporary architecture; emphasize the importance of building entrances along streets; and require better design for structured parking facilities.
8. Recommended property rezonings are generally within the “area of change” as determined by the CCDS and station area plans and involve 813 parcels constituting 542 acres. Approximately 80% of the uses will remain conforming, 15.4% will become nonconforming, 3.3% will become conforming, and 1.5% will remain nonconforming.
9. TN zoning will significantly expand development capacity along the corridor, enhance the design of new development, and require appropriate transitions to adjacent low-density residential neighborhoods.
10. These new zoning requirements should entirely replace the existing Central Corridor Overlay District (Sec. 67.700 of the Zoning Code), which is set to expire on June 20, 2011; and

BE IT FINALLY RESOLVED, that the Planning Commission thanks the neighborhood residents, property and business owners, district councils and various stakeholders for their involvement, comments and assistance throughout the study process in soliciting input and providing feedback.