

West Grand Zoning Study

What is the Purpose of the study?

The City Council asked the Planning Commission to examine zoning on Grand Avenue west of Fairview. This portion of Grand Avenue has been designated a “Residential Corridor” by the Saint Paul Comprehensive Plan. The study needs to look into what type of development is appropriate for West Grand, and how this development should relate to the surrounding neighborhoods.

What Outcomes can be expected from the study?

Ultimately, the study will recommend any changes to zoning in the area that will help to guide appropriate development. This could include could changes to rules that regulate the density of development, such as maximum building height or the number of residential units allowed for a lot of a given size, or changes to the types of development allowed.

When will the study conclude?

The study has three distinct phases: staff recommendations, Planning Commission review, and City Council Review. Public engagement and input are a key part of each phase. While the timing of each phase cannot be guaranteed, the process will take about one year in total. Specific dates will be announced at a later time.

The City Council put in place a year-long development moratorium and requested the zoning study in August 2012.

City staff will make recommendations (see **Outcomes** above) to the Planning Commission around early January 2013.

The Planning Commission will hold a public hearing in April or May 2013. Based on evaluation of the questions posed by the City Council, staff research, and public testimony, the Planning Commission will send a report and recommendation to the City Council.

The City Council will evaluate any proposed zoning changes in June or early July of 2013. **Following a public hearing, the City Council will vote on whether or not to adopt an ordinance enacting the zoning changes.** If an ordinance is adopted, it will be published in the Saint Paul Legal Ledger and go into effect 30 days later. It will need to be published no later than July 8, 2013 in order to go into effect before the expiration of the current development moratorium.