



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

DATE: November 7, 2014
TO: Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: Shepard Davern Zoning – Public Hearing Review and Zoning Recommendations

On October 17, 2014, the Planning Commission hosted a public hearing on the **Shepard Davern Area Zoning Study**. The public hearing was held on proposed rezonings as described in the Shepard Davern Zoning Study report and as noted on the maps and property rezoning list, attached again for your review.

The public comments and testimony received provided very consistent input. This input is best represented by the recommendations of the Shepard Davern Task Force, which were:

1. Do not rezone the Sibley Plaza parcel (PIN 212823110016) and the two adjacent parcels with the gasoline station (PIN 212823140001) and the apartments (PIN 212823110015). Retain the three parcels with their current zoning of B2 and RM2.
2. Rezone the RM1 and RM2 properties south of W 7th between Madison & Rankin as T2, not as T1.
3. Rezone the OS parcels, and the adjacent RM2 parcels with single-family uses, northwest of Youngman & Rankin as T2, not as T1.
4. Rezone all remaining properties in the Shepard Davern Zoning Study area as proposed for the Planning Commission October 17, 2014 public hearing, except as noted above.

The public hearing comments included:

- 1 letter from Shepard Davern Task Force & Testimony from Shepard Davern Task Force co-chair
- 1 letter from Highland District Council & Testimony from Highland District Council President
- 1 letter from Paster Enterprises (Sibley Plaza) & Testimony from Paster Enterprises
- 1 letter from the Saint Paul Area Chamber of Commerce
- 13 written comments from Shepard Davern area residents and property owners (4 also testified)
- Testimony from Enterprise Rental Car (property owner) representative
- Testimony from seven (7) Shepard Davern area residents and property owners

COMMITTEE RECOMMENDATION

The Committee recommends rezoning properties in the Shepard Davern area as proposed for the Planning Commission public hearing, with specific recommendations on the 3 sub-areas that noted two potential zoning types.

1. Rezone the RM1 and RM2 properties south of W 7th between Madison & Rankin as T2 (not as T1).
2. Rezone the OS parcels, and the adjacent RM2 parcels with single-family uses, northwest of Youngman & Rankin as T2 (not as T1).

3. Maintain the existing B2 zoning for the Sibley Plaza parcel (PIN 212823110016) and the adjacent gasoline station (PIN 212823140001) and the existing RM2 zoning for the apartments (PIN 212823110015) in recognition of the current property owner's plans for redevelopment (Committee vote was 5-1). The property owner has said these plans would be difficult to accomplish if the properties were rezoned to T3 (which does not allow parking in front of buildings and drive-throughs), and the Committee has determined that the proposed development would be beneficial to the community and is also supported by the task force, district council, and individuals who testified at the public hearing. The planning staff recommended T3 rezoning for these parcels as that would be consistent with the recommended rezoning of other properties along that portion of West 7th, and would be consistent with City policy to use T zoning along major transit corridors in the city to support compact, pedestrian-oriented design. Recent transit studies and the current Riverview Corridor Study anticipate significant future investments in transit infrastructure along West 7th Street and in front of Sibley Plaza and T3 zoning would encourage transit supportive uses and design.

STAFF CONTACT

Merritt Clapp-Smith, 651.266.6547 or merritt.clapp-smith@ci.stpaul.mn.us

Attached:

- List of properties for recommended rezoning – (Sibley Plaza area parcels included with no change)
- Map of current zoning
- Map of recommended zoning
- Public hearing comments

SHEPARD DAVERN AREA ZONING STUDY

**BACKGROUND AND
POTENTIAL ZONING CHANGES**

**Prepared by the Department of
Planning and Economic Development**

November 7, 2014

SHEPARD DAVERN AREA ZONING STUDY

BACKGROUND

The Shepard Davern neighborhood of Highland Park is a vital and high profile community serving as the southwest gateway to the City of Saint Paul. The area is characterized by a mix of commercial, office and industrial uses along West 7th Street, blocks of single-family, multi-family and senior housing, a handful of religious and community institutions, and is adjacent to miles of trails and open space amenities of the Mississippi River Valley. The “gateway” portion of the neighborhood in the southwest underwent significant redevelopment shortly after 2000 when a number of multi-family and senior living building projects replaced blocks of former single-family homes.

In 1999, the Saint Paul City Council adopted the **Shepard Davern Small Area Plan** prepared by City staff in collaboration with a community task force. The plan addressed future land use, design guidelines, streetscaping and housing goals, and included the adoption of two overlay zoning districts – the Shepard Davern Commercial and Shepard Davern Residential Overlay Districts – which required higher design standards, allowed building heights up to sixty-five (65) feet, and allowed some retail and residential uses above the underlying zoning.

Shortly after adoption of the Shepard Davern overlay districts, the City of Saint Paul created new “traditional neighborhood” zoning districts, which included design standards very similar to those in the Shepard Davern overlays. The availability of these new districts prompted a recommendation in the **District 15 Plan Summary (2007)** to replace the Shepard Davern overlay districts and underlying zoning with T3 traditional neighborhood zoning.

Traditional Neighborhood zoning is also consistent with land uses policies for the area in the Saint Paul Comprehensive Plan, as outlined below.

The Saint Paul Comprehensive Plan (2010) Land Use map that guides future development in the city designates:

West 7th corridor through the Shepard Davern area as a “*Mixed Use Corridor*”

- thoroughfares served by public transit that are appropriate for a mix of uses, including residential, commercial, retail, office, small scale industry, institutional, and open space

Sibley Plaza area as a “*Neighborhood Center*”

- compact, mixed use areas of higher density housing, as well as shopping, community amenities, and employment centers

SHEPARD DAVERN AREA ZONING STUDY

In early 2013, the Planning Commission initiated the Shepard Davern Zoning Study for the area generally defined as Shepard Road on the south, Homer Avenue on the east, a north border running from the east along West 7th/Highway 5 and then 1 block north of Saint Paul Avenue for the remainder, and a western border along Edgumbe Road to West 7th/Hwy 5 and then jogging west to Shepard Road.

SHEPARD DAVERN AREA TODAY

Existing Zoning

The study area and its diverse land uses are within ten (10) zoning districts:

1. R1 (single-family, large lot) = 2 properties
2. R3 (single-family, standard lot) = 135 properties
3. RM1 (multi-family, low density) = 8 properties
4. RM2 (multi-family, medium density) = 115 properties
5. RM3 (multi-family, high density) = 7 properties
6. OS (office and services) = 8 properties
7. B2 (community business) = 25 properties
8. B3 (general business) = 14 properties
9. I1 (light industrial) = 14 properties
10. VP (commercial parking) = 1 property

Each of these districts and potential changes to them are described in the next section.

A “Current Zoning” map on page 8 shows existing zoning in the study area, followed by a “Proposed Zoning” map on page 9 which shows recommended zoning changes.

Recommended Changes to Zoning

A B2 district is intended to serve the needs of a consumer population larger than that served by the “local business district,” and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic.

- In the study area, parcels zoned B2 include restaurants, offices, general retail (including grocery), professional services offices, personal services, and parking.

SHEPARD DAVERN AREA ZONING STUDY

- The Sibley Plaza development on West 7th is the hub of the Shepard-Davern commercial area. The one-story mall was built in 1955 and has over 95,000 square feet of retail, service and restaurant uses. Paster Properties, owner and manager, plans to redevelop the property with a new mixed retail and residential project in 2015. The property is currently zoned B2. The owner would like the zoning to remain B2 to support the type of redevelopment envisioned. The Shepard-Davern Task Force, the Highland District Council, and community members who commented for the Planning Commission public hearing support retention of B2 for the property to advance its redevelopment in the near term. B2 zoning:
 - allows a mixed commercial and residential project, if at least 50% of the first floor is commercial uses
 - allows drive-thrus for retail businesses – the redevelopment proposal includes drive-thru uses
 - allows parking to be located between the main street and the building, similar to the current configuration of the property, which can be a practical solution given that the property is triangular in shape and because it promotes parking visibility and easy access for vehicular customers using West 7th Street access
 - allows building height of thirty (30) feet, plus an additional one (1) foot of height for each one (1) foot of setback from all property line setbacks.
- Of the remaining B2 parcels, all but one is being considered for rezoning to T3, which would:
 - allow the addition of stand-alone residential uses, in addition to the currently allowed business, service and office uses
 - require higher design standards for new construction
 - allow an increase in the maximum height of new structures from the current 30 feet, to 35 feet for single-family and townhomes, to 45 feet for multi-family housing, and to 55 feet for business or mixed business and residential (under special conditions and with setbacks, a building may be allowed up to 90 feet)
- The final B2 parcel, which is on W 7th St. just east of Madison and adjacent to a residential district, is recommended for T2 zoning, consistent with the rest of the block it is on, (more information on page 6).

A B3 district is intended to accommodate businesses more diversified than those in the B1 and B2 districts along major traffic arteries or adjacent to community business districts.

- In the study area, the fourteen (14) parcels zoned B3 are along W 7th St. and are used for a mix of restaurants, offices, retail and distribution uses.
- Nine (9) B3 parcels clustered together near Alton and Madison, and adjacent to multi-family housing are being considered with T3 zoning, which would:
 - allow the addition of stand-alone residential uses, in addition to the currently allowed business, service and office uses
 - prevent the addition of certain uses that are allowed in B3 districts, but not in T3, such as auto repair and sales, bingo halls, pawn shops, green houses and drive-thrus (existing businesses of these types would be allowed to remain in operation as “nonconforming” businesses)
 - require higher design standards for new construction

SHEPARD DAVERN AREA ZONING STUDY

- allow an increase in the maximum height of new structures from 30 feet to 35 feet for single-family and townhomes, to 45 feet for multi-family housing, and to 55 feet for business or mixed business and residential. Under special conditions and with setbacks, a building may be allowed up to 90 feet.
- Five (5) B3 parcels clustered on the north side of W 7th between Wheeler and Davern, and adjacent to single-family housing are being considered with T2 zoning, which would:
 - allow the addition of stand-alone residential uses, in addition to the currently allowed business, service and office uses
 - prevent the addition of certain uses that are allowed in B3 districts, but not in T3, such as auto repair and sales, bingo halls, pawn shops, and green houses (existing businesses of these types would be allowed to remain in operation as “nonconforming” businesses); drive-thrus are allowed with conditions
 - require higher design standards for new construction
 - allow an increase in the maximum height of new structures from 30 feet to 35 feet or to 45 feet if special conditions are met

RM1, RM2 and RM3 districts are intended for low-, medium-, and high-density multiple-family residential development and a variety of congregate living arrangements, as well as social, religious and recreational uses that serve the needs of the multiple-family residential districts.

RM1 zoning exists only in the Brandychase Condo/Coop development area which consists of eight (8) parcels. This area is recommended for rezoning to T2, which would:

- allow new development to include a wide range of retail and service uses
- require higher design standards for new construction
- allow a small increase in the height maximum of three (3) stories under RM1 zoning to 35 feet or to 45 feet if special conditions are met

RM2 zoning is widespread in the study area, covering 115 parcels with a range of single and multi-family rental and owner-occupied housing.

- 15 RM2 parcels are NOT proposed for new zoning -- these are primarily properties with apartments and a nursing home along St. Paul Avenue and one apartment complex south of the industrial area on the east
- 96 RM2 parcels are proposed for T2 zoning -- this includes a few blocks of primarily one- and two-family homes between Shepard Road, Snelling Place and Alton Street, a few single-family lots along Stewart near the office building, a couple of mainly apartment blocks east of Alton between Stewart and Shepard Road, and the two blocks south of West 7th between Rankin and Madison. T2 zoning would:
 - allow new development to include office, service and commercial uses

SHEPARD DAVERN AREA ZONING STUDY

- require higher design standards
- reduce the maximum height of new structures from current limit of 50 feet to 35 feet or to 45 feet if special conditions are met
- Three (3) RM2 parcels are proposed for T3 zoning – the Sibley Manor development and a property along Shepard Road used for auto service and parking. This would:
 - allow new development to include a wide range of office, service and commercial uses
 - require higher design standards
 - change the maximum height of new structures from the current limit of 50 feet for any residential to 35 feet for single-family and townhomes, to 45 feet for multi-family housing, and to 55 feet for business or mixed business and residential. Under special conditions and with setbacks, a building may be allowed up to 90 feet

RM3 zoning exists on six (6) parcels, 4 of which are developed with multi-family and senior projects and 2 as single-family lots. All parcels are proposed for rezoning to T3, which would:

- allow a wide range of new service and business uses to the area, in addition to housing
- require higher design standards for new construction
- add height limits on new buildings -- 35 feet for single-family and townhomes, 45 feet for multi-family housing, and 55 feet for business or mixed business and residential, or up to 90 feet if special conditions and setbacks are met; a height limit does not exist in RM3

R1 and R3 one-family residential districts provide for predominantly low- and medium-density, one-family dwellings along with civic and institutional uses, public services and utilities that serve the residents in the districts. The two (2) R1 parcels are undeveloped, one owned by the city along the north side of St. Paul Avenue and a small one owned by and adjacent to Chateau Care Suites.

- The 135 R3 parcels comprise the single-family neighborhood north of West 7th between Edgumbe and Davern.
- No changes to zoning are proposed for the R1 and R3 properties.

The I1 district is intended to accommodate wholesale, warehouse and industrial operations whose external effects are restricted to the area of the district and are not detrimental to surrounding districts.

- The fourteen (14) I1-zoned parcels constitute an industrial area on the eastern side of the study area.
- No changes to zoning are proposed for the I1.

SHEPARD DAVERN AREA ZONING STUDY

The OS district is intended to accommodate various types of office and service uses performing administrative, professional and personal services and to serve as a transitional use between more intensive uses of land such as major thoroughfares or commercial districts and the less intensive uses of land such as one-family residential.

- The eight (8) OS-zoned parcels are on a half block on both sides of Stewart Avenue, just west of Rankin between the industrial district and residential districts. The parcels have a mix of office, parking, and single-family properties. All of the OS-zoned parcels are recommended T2, which would:
 - allow residential uses as a conforming use in area
 - allow a wide range of retail and service uses, in addition to currently allowed office and limited service uses
 - require higher design standards for new construction
 - allow a small increase in the height maximum of new buildings from 30 feet to 35 feet or to 45 feet if special conditions are met

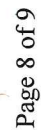
The VP district provides for off-street parking facilities incidental to a principal use.

- In the study area, the one (1) parcel zoned VP is used as parking behind Krugers at W 7th and Alton St.
- This parcel is being evaluated for rezoning to T3 (traditional mixed use), to be consistent with potential zoning for adjacent parcels, which would:
 - allow a wide range of uses, instead of being limited to commercial parking

Split Zoned Parcels in the study area are recommended for rezoning as a single zoning district, consistent with adjacent zoning.

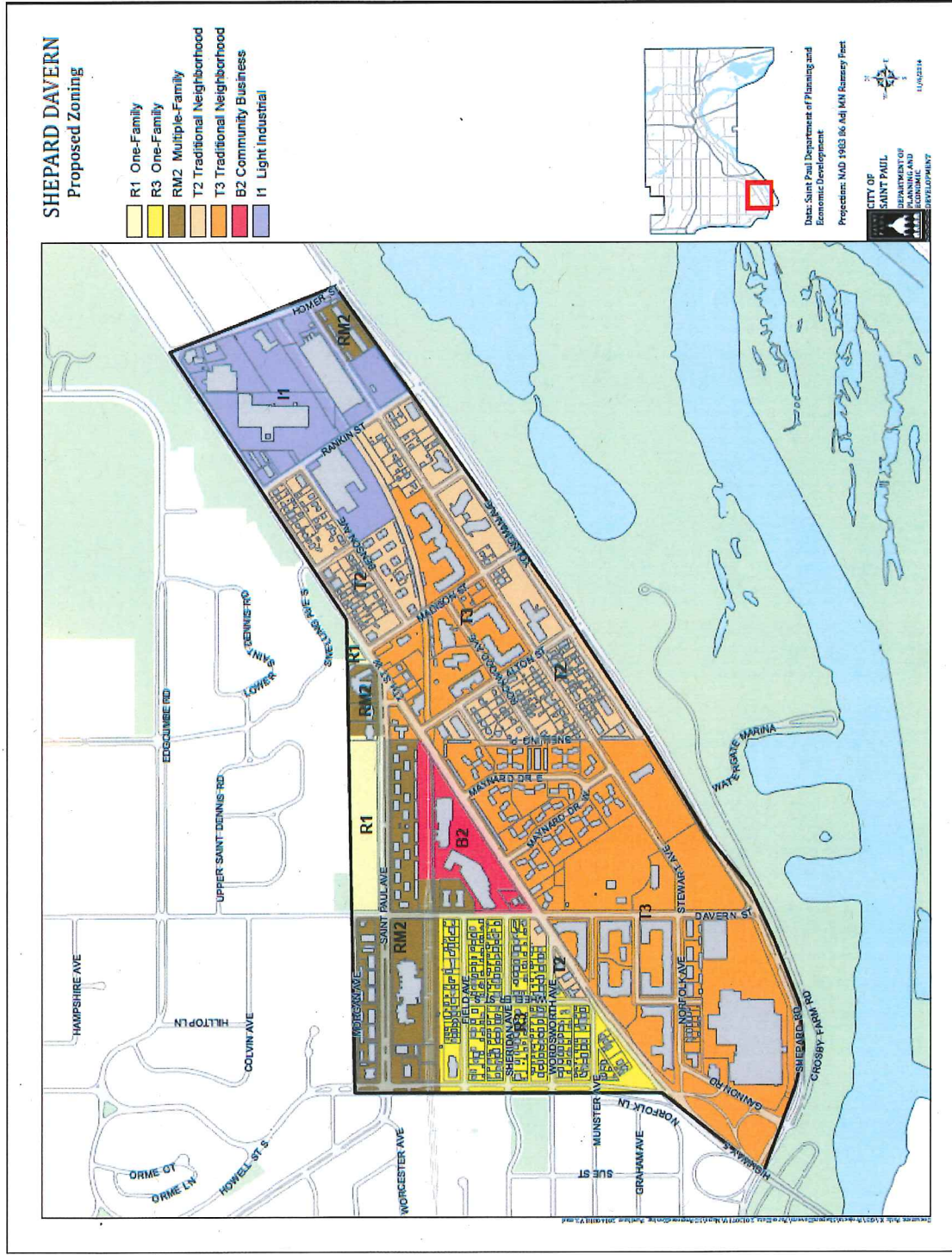
- In the study area there are eight (8) split zoned parcels recommended for rezoning. The recommended zoning for these parcels is shown on the PROPOSED ZONING map and indicated in the list of parcels for rezoning.

CURRENT ZONING in the Shepard Davern zoning study area



SHEPARD DAVERN AREA ZONING STUDY

RECOMMENDED CHANGES TO ZONING in the Shepard Davern zoning study area



SHEPARD DAVERN

Current Zoning

R1	One-Family
R3	One-Family
RM1	Multiple-Family
RM2	Multiple-Family
RM3	Multiple-Family
OS	Office-Service
B2	Community Business
B3	General Business
I1	Light Industrial
VP	Vehicular Parking



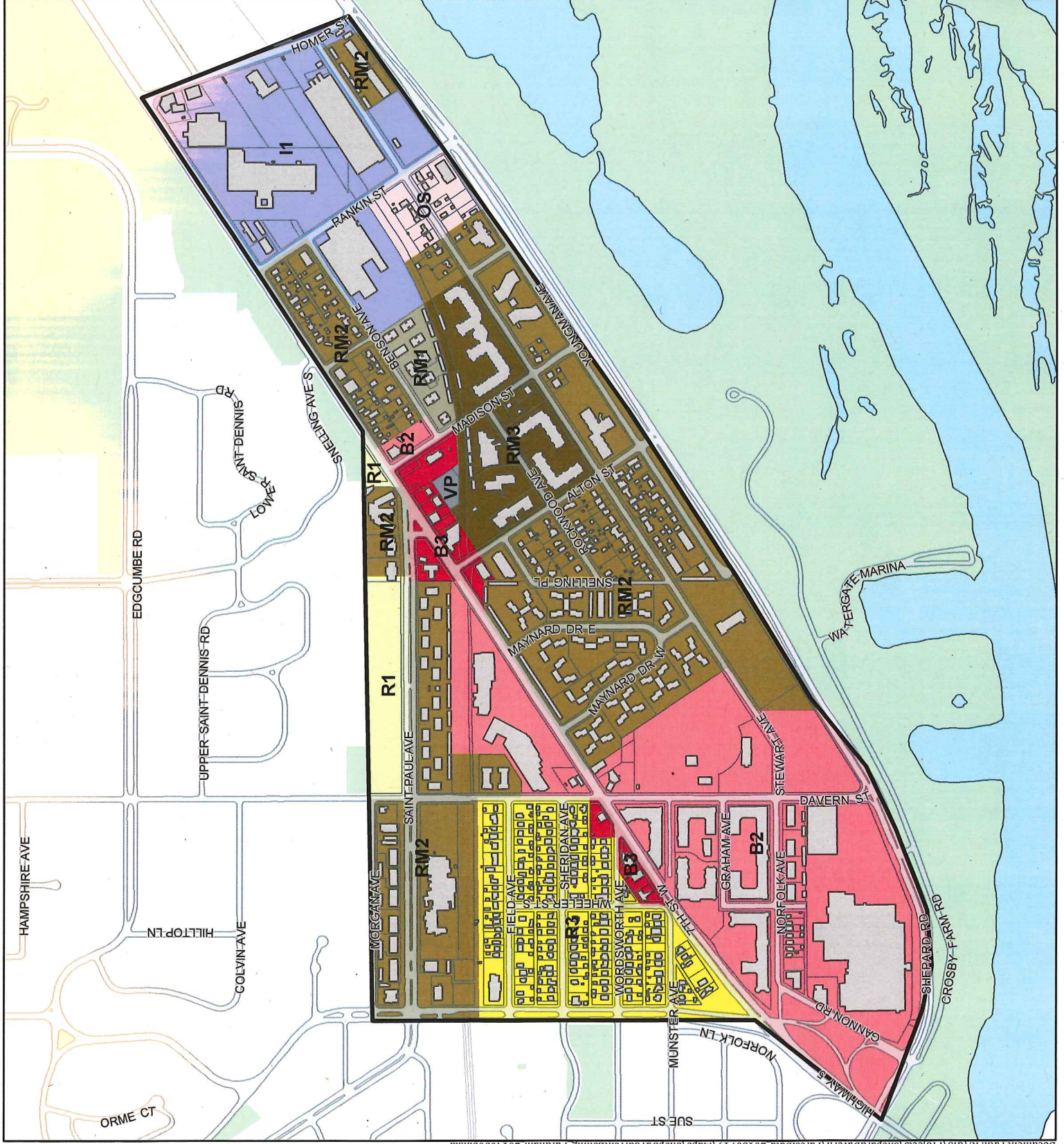
Data: Saint Paul Department of Planning and Economic Development

Projection: NAD 1983 86 Adj MN Ramsey Feet

CITY OF
SAINT PAUL
DEPARTMENT OF
PLANNING AND
ECONOMIC
DEVELOPMENT

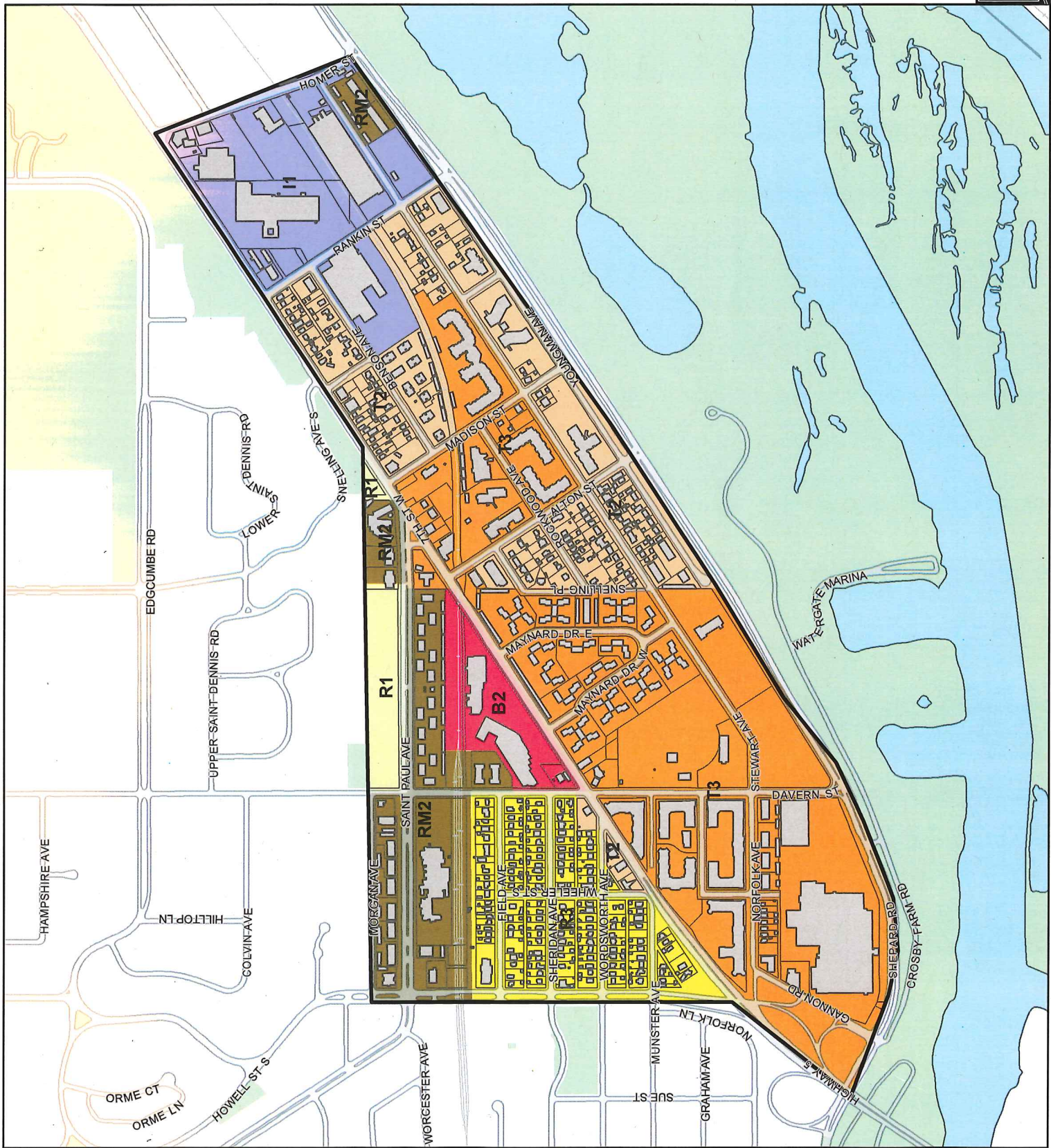


7/8/2014



SHEPARD DAVERN Proposed Zoning

- R1 One-Family
- R3 One-Family
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- B2 Community Business
- I1 Light Industrial



Data: Saint Paul Department of Planning and Economic Development

Projection: NAD 1983 86 Adj MN Ramsey Feet



CITY OF
SAINT PAUL
DEPARTMENT OF
PLANNING AND
ECONOMIC
DEVELOPMENT



11/6/2014

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
0 7th St W	212823110014	RM2/B2	T3
0 Benson Ave	222823220036	VP	T3
0 Maynard Dr W	212823140005	B2	T3
0 Rankin St	222823210217	RM2/OS	T2
0 Rockwood Ave	222823220061	RM3	T3
0 Shepard Rd	212823410002	RM2/B2	T3
0 Springfield St	222823210001	RM2	T2
0 Unassigned	212823120113	RM2	RM2
0 Unassigned	222823210062	RM2/RM3/OS	T2
0 Unassigned	212823140004	B2	T3
0 Unassigned	222823220038	B3	T3
0 Unassigned	222823220034	RM3/B3	T3
0 Youngman Ave	222823230057	RM2	T2
1115 Rankin St	152823340038	RM2	T2
1280 Davern St	212823110015	RM2	RM2
1292 Maynard Dr E	212823110011	RM2	T3
1293 Maynard Dr E	212823110012	RM2	T3
1305 Madison St	222823220060	RM3	T3
1306 Alton St	222823220122	RM3	T3
1320 Madison St	222823210205	RM2	T2
1331 Alton Ave	222823230005	RM2	T2
1370 Davern St	212823140020	B2	T3
1375 Davern St	212823130287	B2	T3
1420 Davern St	212823140021	B2	T3
1465 Davern St	212823420016	B2	T3
1704 Norfolk Ave	212823420001	B2	T3
1730 Graham Ave	212823130141	B2	T3
1756 Norfolk Ave	212823420005	B2	T3
1760 Norfolk Ave	212823420006	B2	T3
1764 Norfolk Ave	212823420007	B2	T3
1768 Norfolk Ave	212823420008	B2	T3

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
1774 Norfolk Ave	212823420009	B2	T3
1778 Norfolk Ave	212823420010	B2	T3
1784 Norfolk Ave	212823420011	B2	T3
1786 Norfolk Ave	212823420012	B2	T3
1800 Graham Ave Unit 101	212823130142	B2	T3
2162 Stewart Ave	222823210083	OS	T2
2176 Stewart Ave	222823210084	OS	T2
2179 Benson Ave	152823340036	RM2	T2
2179 Stewart Ave	222823210210	OS	T2
2185 Benson Ave	152823340037	RM2	T2
2186 7th St W	152823340016	RM2	T2
2190 7th St W	152823340017	RM2	T2
2190 Stewart Ave	222823210085	OS	T2
2195 Benson Ave	152823340026	RM2	T2
2196 7th St W	152823340018	RM2	T2
2197 Stewart Ave	222823210073	OS	T2
2200 7th St W	152823340019	RM2	T2
2200 Stewart Ave	222823210086	OS	T2
2204 7th St W	152823340020	RM2	T2
2204 7th St W	152823340025	RM2	T2
2210 7th St W	152823340021	RM2	T2
2211 Benson Ave	152823340039	RM2	T2
2211 Stewart Ave	222823210072	OS	T2
2213 Stewart Ave	222823210071	RM2	T2
2214 7th St W	152823340022	RM2	T2
2219 Youngman Ave	222823210106	OS	T2
2221 Youngman Ave Unit 102	222823210088	RM2	T2
2222 7th St W	152823340023	RM2	T2
2222 Stewart Ave	222823210087	RM2/OS	T2
2223 Stewart Ave	222823210220	RM2	T2
2233 Stewart Ave	222823210218	RM2	T2

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
2235 Rockwood Ave	222823220076	RM3	T3
2242 7th St	152823340042	RM2	T2
2246 7th St W	152823330040	RM2	T2
2249 Benson Ave	222823210002	RM2	T2
2250 Benson Ave Unit A	222823210005	RM1	T2
2254 7th St W	222823220009	RM2	T2
2254 Benson Ave Unit A	222823210013	RM1	T2
2259 Benson Ave	222823220027	RM2	T2
2259 Rockwood Pl	222823220119	RM3	T3
2262 Benson Ave Unit A	222823210021	RM1	T2
2263 Benson Ave	222823220026	RM2	T2
2265 Youngman Ave Unit 103E	222823210111	RM2	T2
2268 7th St W	222823220010	RM2	T2
2272 7th St W	222823220011	RM2	T2
2272 Benson Ave Unit A	222823210029	RM1	T2
2275 Benson Ave	222823220025	RM2	T2
2275 Youngman Ave Unit 103W	222823210110	RM2	T2
2276 7th St W	222823220012	RM2	T2
2276 Benson Ave Unit A	222823210053	RM1	T2
2279 Benson Ave	222823220024	RM2	T2
2280 7th St W	222823220013	RM2	T2
2284 7th St W	222823220014	RM2	T2
2284 Benson Ave Unit A	222823220086	RM1	T2
2285 Benson Ave	222823220023	RM2	T2
2285 Rockwood Ave	222823220054	RM2	T2
2285 Stewart Ave	222823210211	RM2/RM3	T3
2288 7th St W	222823220015	RM2	T2
2291 Benson Ave	222823220022	RM2	T2
2291 Rockwood Ave	222823220053	RM2	T2
2292 7th St W	222823220016	RM2	T2
2295 Benson Ave	222823220021	RM2	T2

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
2296 7th St W	222823220017	RM2	T2
2296 Benson Ave Unit A	222823210037	RM1	T2
2298 Rockwood Ave	222823230006	RM2	T2
2299 Rockwood Ave	222823220094	RM2	T2
2300 Rockwood Ave	222823230007	RM2	T2
2302 7th St W	222823220077	RM2	T2
2303 Rockwood Ave	222823230004	RM2	T2
2306 Rockwood Ave	222823230008	RM2	T2
2306 Stewart Ave	222823210204	RM2	T2
2310 7th St W	222823220081	B2	T2
2310 Benson Ave Unit A	222823210045	RM1	T2
2310 Rockwood Ave	222823230009	RM2	T2
2311 Rockwood Ave	222823230003	RM2	T2
2314 Rockwood Ave	222823230010	RM2	T2
2315 Stewart Ave	222823220083	RM3	T3
2316 7th St W	222823220028	B3	T3
2316 Stewart Ave	222823220073	RM2	T2
2321 Rockwood Ave	222823230055	RM2	T2
2322 Stewart Ave	222823220074	RM2	T2
2326 Stewart Ave	222823220075	RM2	T2
2334 Rockwood Ave	222823230012	RM2	T2
2340 7th St W	222823220029	B3	T3
2346 7th St W	222823220030	B3	T3
2353 Youngman Ave	222823230028	RM2	T2
2358 7th St W	222823220032	B3	T3
2365 7th St W	222823220004	B3	T3
2366 7th St W	222823220033	B3	T3
2379 7th St W	222823220003	B3	T3
2383 Youngman Ave	222823230050	RM2	T2
2385 Stewart Ave	222823230053	RM2	T2
2386 Stewart Ave	222823230029	RM2	T2

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
2389 Youngman Ave	222823230049	RM2	T2
2390 7th St W	222823220039	B3	T3
2390 Benson Ave Unit UPPER	222823220082	RM2	T2
2392 Stewart Ave	222823230030	RM2	T2
2393 Stewart Ave	222823230052	RM2	T2
2395 Benson Ave Unit 101	222823220095	RM2	T2
2396 Benson Ave	222823220047	RM2	T2
2397 Stewart Ave	222823230051	RM2	T2
2397 Youngman Ave	222823230056	RM2	T2
2398 Stewart Ave	222823230031	RM2	T2
2399 Youngman Ave	222823230047	RM2	T2
2401 7th St W	212823110016	B2	B2
2403 Stewart Ave	222823230023	RM2	T2
2406 Stewart Ave	222823230032	RM2	T2
2407 Youngman Ave	222823230046	RM2	T2
2409 Stewart Ave	222823230022	RM2	T2
2411 Youngman Ave	222823230045	RM2	T2
2412 Stewart Ave	222823230033	RM2	T2
2413 Stewart Ave	222823230054	RM2	T2
2417 Youngman Ave	222823230044	RM2	T2
2418 Stewart Ave	222823230034	RM2	T2
2419 Stewart Ave	222823230019	RM2	T2
2423 Stewart Ave	222823230018	RM2	T2
2423 Youngman Ave	222823230043	RM2	T2
2426 Stewart Ave	222823230035	RM2	T2
2433 Youngman Ave	222823230042	RM2	T2
2434 Stewart Ave	222823230036	RM2	T2
2437 Stewart Ave	222823230017	RM2	T2
2438 Stewart Ave	222823230037	RM2	T2
2441 Youngman Ave	222823230041	RM2	T2
2442 Stewart Ave	222823230038	RM2	T2

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

<u>PROPERTY ADDRESS</u>	<u>Property Identification Number</u>	<u>Current Zoning</u>	<u>Proposed New Zoning</u>
2449 Stewart Ave	222823230014	RM2	T2
2450 Stewart Ave	222823230039	RM2	T2
2459 Youngman Ave	222823230040	RM2	T2
2500 Stewart Ave	212823140022	RM2	T3
2516 7th St W	212823140003	B2	T3
2525 7th St W	212823140001	B2	B2
2526 7th St W	212823140002	B2	T3
2545 7th St W	212823130041	B3	T2
2559 7th St W	212823130063	B3	T2
2575 7th St W	212823130064	B3	T2
2585 7th St W	212823130065	B3	T2
2599 7th St W	212823130066	B3	T2
2706 Gannon Rd	212823420013	B2	T3
2711 Shepard Rd W	212823310013	B2/R1	T3
2728 Gannon Rd	212823420015	B2	T3

Proposed New Zoning noted in **RED text** was recommended by Planning Commission following the public hearing.

city of saint paul
planning commission resolution
file number _____
date _____

Shepard Davern Area Plan Update and Zoning Study

WHEREAS, the Highland District Council requested a small area plan update and zoning study of the Shepard Davern area; and

WHEREAS, "The Shepard Davern Gateway Small Area Plan & Saint Paul Gateway Project" was adopted as an addendum to the "Saint Paul Comprehensive Plan" on September 22, 1999; and

WHEREAS, it is the policy of the Planning Commission to decertify small area plans that are ten (10) years old or older when a new plan is done for the same geographic area; and

WHEREAS, two zoning overlay districts were created to implement the goals of "The Shepard Davern Gateway Small Area Plan & Saint Paul Gateway Project," which permitted a mix of uses and included design standards similar to the Traditional Neighborhood zoning districts now in use across the city; and

WHEREAS, in December 2012, the Saint Paul Planning Commission initiated the Shepard Davern Area Plan and Zoning Study; and

WHEREAS, the Planning Commission authorized the creation of the Shepard Davern Area Task Force, which was comprised of co-chairs from the Planning Commission and the Highland District Council as well as residents, commercial property owners and business operators, and met over the course of 13 months to advise the work of City staff; and

WHEREAS, the Task Force process informed the draft "Shepard Davern Area Plan," which includes strategies on Land Use, Transportation, Parks and Recreation and Housing; and

WHEREAS, the Task Force process informed the draft amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," which was adopted by the City Council on July 18, 2007, as an addendum to "The Comprehensive Plan for Saint Paul"; and

WHEREAS, consideration of rezoning for the study area began in early 2014, informed by community interests as identified by the Shepard Davern Task Force; and

WHEREAS, in summer and early fall 2014, a few community meetings were conducted and two separate notices were mailed to all property owners in the study area to elicit comments on staff recommendations for property rezoning, and these comments were considered in making additional revisions to the draft recommendations; and

WHEREAS, the Planning Commission, on September 5, 2014, released a draft of the "Shepard Davern Area Plan," a draft of the amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," and a draft of the Zoning Study Report for formal public review, and set two public hearings for October 17, 2014; and

WHEREAS, public hearing notices were published pursuant to Minnesota Statute § 462.357, Subd. 5 and sent to the early notification list and other interested parties; and

WHEREAS, public hearings on the draft "Shepard Davern Area Plan," draft amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," and proposed property rezonings were conducted by the Planning Commission on October 17, 2014, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until Monday, October 20, 2014 at 4:30 p.m.; and

WHEREAS, in regard to the "Shepard Davern Area Plan" and amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," five (5) people spoke at the hearing and six (6) written comments were received; and

WHEREAS, the public hearing comments supported the draft "Shepard Davern Area Plan" and amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," with specific comments on the use of parks, neighborhood signage, specific businesses, and the transportation studies ongoing in the area; and

WHEREAS, in regard to the proposed rezonings, eleven (11) people spoke at the hearing and seventeen (17) written comments were received; and

WHEREAS, the public hearing comments supported the proposed zoning changes in the study area, with the exception of rezoning three parcels associated with Sibley Plaza, for which public comment favored retaining the current zoning; and

WHEREAS, the Planning Commission referred the draft "Shepard Davern Area Plan" and amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," and the proposed rezonings to the Neighborhood Planning Committee for consideration of the public testimony and possible revisions to the draft Plan and property rezonings; and

WHEREAS, the Neighborhood Planning Committee discussed the comments, draft documents and proposed rezonings on November 5, 2014, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Neighborhood Planning Committee on the "Shepard Davern Area Plan," amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," and proposed rezonings; and

WHEREAS, the "Shepard Davern Area Plan," the amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," and the property rezoning recommendations are consistent with the Saint Paul Comprehensive Plan and other relevant area plans;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the City Council adopt the "Shepard Davern Area Plan" as an addendum to the "City of Saint Paul Comprehensive Plan"; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council adopt the amended "Area Plan Summary: District 15 Highland Park Neighborhood Plan" addendum to the "City of Saint Paul Comprehensive Plan"; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council decertify "The Shepard Davern Gateway Small Area Plan & Saint Paul Gateway Project"; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends City Council approval of the rezoning recommendations contained in the *Shepard Davern Zoning Study Report and Recommendations*, dated November 7, 2014, with the following key conclusions and recommendations (maps attached):

1. T2 and T3 is the appropriate zoning for much of the Shepard Davern Study Area for the following reasons:
 - to bring zoning for the area into general compliance with neighborhood plans and the Comprehensive Plan;
 - to allow more flexibility in future uses for the area, in response to market conditions and to spur reinvestment that can expand services, amenities and design for the area; and
 - to bring a number of current nonconforming uses into conformance, that are compatible with the future vision for the area.
2. The three parcels containing and adjacent to Sibley Plaza northeast of Davern and West 7th Street retain their current zoning of RM2 for the existing apartment parcel and B2 for the Sibley Plaza parcel and corner gas station parcel, in recognition of the current property owner's plans for redevelopment, which the Planning Commission determines will be beneficial for the neighborhood and city.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council delete Article III, 67.300 Shepard Davern Commercial and Residential Redevelopment Overlay District in its entirety from the Saint Paul Zoning Code; and

BE IT FINALLY RESOLVED, that the Planning Commission thanks the Shepard Davern Task Force for its involvement and assistance throughout the study process in communicating with residents and property owners, soliciting input and providing feedback.