



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6655  
Facsimile: 651-228-3314

Date: April 21, 2014

To: Comprehensive Planning Committee

From: Michelle Beaulieu, City Planner

Subject: **Review of Neighborhood STAR Applications for Comprehensive Plan Conformance**

---

At its April 29<sup>th</sup> meeting, the Comprehensive Planning Committee will review this year's 42 Neighborhood STAR applications for Comprehensive Plan compliance and forward its findings and recommendations to the full Planning Commission for consideration.

The Neighborhood STAR program has approximately \$1.7 million to award this year to fund neighborhood capital improvements. PED staff received 42 Neighborhood STAR applications requesting over \$5.2 million in assistance. The average dollar request was \$123,918.50. Over \$32 million in potential matching dollars have been identified. The type and range of applications are noted below:

- 25 of the applicants have requested grant-only funds; 17 requested grant and loan funds
- 25 proposals provide opportunities for commercial renewal
- 4 requests are for public, parks, or playground enhancements
- 4 requests support improvements to housing or mixed-use development
- 9 proposals seek funds to operate a relending/granting program
- Geographic distribution: 7 in Ward One; 8 in Ward Two; 2 in Ward Three; 4 in Ward Four; 5 in Ward Five; 5 in Ward Six; 5 in Ward Seven; and 6 multi-ward or citywide.

The Planning Commission is responsible for reviewing these applications for conformance with the Comprehensive Plan, per Minnesota Statute 462.356, Subd. 2 (full text at <https://www.revisor.mn.gov/statutes/?id=462.356>, excerpted below):

*After a comprehensive municipal plan has been recommended by the planning agency and a copy filed with the governing body, [no] capital improvement [shall] be authorized by the municipality until after the planning agency has reviewed the capital improvement and reported in writing to the governing body its findings as to compliance of the proposed improvement with the comprehensive municipal plan.*

The Planning Commission's Comprehensive Plan conformance ratings are given to the Neighborhood STAR Board to inform their review of individual projects. The Neighborhood STAR Board's role is to

make funding recommendation to the Mayor and City Council. The Planning Commission is not responsible for making judgments about the merits of individual projects or making recommendations about which projects should be funded.

The attached spreadsheet outlines the 42 applications, including four columns with PED staff review of Comprehensive Plan conformance. Staff reviewed the applications for compliance with:

- all chapters of the Saint Paul Comprehensive Plan
- Comprehensive Plan addenda including District Plans, Small Area Plans, and Station Area Plans
- Historic Preservation objectives

The “Comp Plan and HP Rating” column notes 3 levels of compliance with the Comprehensive Plan and 2 types of consistency with Historic Preservation objectives:

1. “*Specifically* addresses Comp Plan Goals” (32 applications);
2. “*Generally* addresses Comp Plan Goals” (6 applications); and
3. “*Neutral*—does not address or conflict” (4 applications).
4. “Supports HP”
5. “Conflicts w/ HP”

The “Comp Plan Conformance” and “Historic Preservation Conformance” columns provide relevant citations from Comprehensive Plan and historic preservation documents. Please note that the HP comments and ratings are incomplete at this time but will be forwarded to the Committee prior to the date of this meeting.

The full applications will be available for review on the Comprehensive Planning Committee webpage [<http://www.stpaul.gov/index.aspx?nid=3429>] under the April 29, 2014 meeting date.

Please contact Michelle Beaulieu at 651-266-66620 or [michelle.beaulieu@ci.stpaul.mn.us](mailto:michelle.beaulieu@ci.stpaul.mn.us) with questions or comments prior to the meeting.