

city of saint paul
planning commission resolution
file number 19-44
date September 6, 2019

RECOMMENDATIONS ON STRYKER AVENUE ZONING STUDY

WHEREAS, the West Side Community Organization submitted a letter to the Saint Paul Planning Commission, dated January 9, 2017, requesting a traditional neighborhood zoning study for Stryker Avenue; and

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul Planning Commission, with Resolution 18-55, on July 13, 2018, initiated the Stryker Avenue Zoning Study for property along Stryker Avenue from the Congress Street to Annapolis Street between Hall Avenue and Winslow Avenue; and

WHEREAS, the Saint Paul 2030 Comprehensive Plan identifies Stryker Avenue as a 'Residential Corridor' between Annapolis Street and Dodd Road, described in the Comprehensive Plan as segments of street corridors that run through Established Neighborhoods and are predominantly characterized by medium density residential uses; and as a 'Mixed Use Corridor' between Dodd Road and Congress Avenue, described as an area along a primary thoroughfare that is well-served by transit and intended to accommodate the highest-density development outside of Downtown; and

WHEREAS, the Saint Paul 2030 Comprehensive Plan calls for higher density development and anticipates growth in residential corridors to provide for a growing population and encourages the development of medium density multi-family housing along residential corridors; and

WHEREAS, the West Side Community Plan includes policies that support exploring opportunities to increase density levels and promote new development along key corridors that support transit-oriented development and on mixed-use transit routes, while maintaining the historic human scale of the neighborhood, as well as policies to encourage the continued use and rehabilitation of existing structures, districts, and landscapes to preserve the historic character of residential and commercial districts and ensure that new development fits within the character and scale of adjacent neighborhoods; and

moved by Mouacheupao
seconded by _____
in favor Unanimous
against _____

WHEREAS, the Stryker Avenue Zoning Study finds that Stryker is and will continue to be an appropriate place for a range of housing options including apartments and that traditional neighborhood zoning allows for appropriate density of development along portions of West Stryker Avenue that can provide for pedestrian- and transit-friendly design in new development, and allows for flexibility in use of property; and

WHEREAS, on June 14, 2019 the Saint Paul Planning Commission released the draft Stryker Avenue Zoning Study for public review, and set a public hearing date for July 26, 2019; and

WHEREAS, notice of the hearing was provided through the Early Notification System and mailed to the owners of all property in the study area on July 2, 2019; and

WHEREAS, pursuant to Minnesota Statutes § 462.355 and § 462.357, notice of the hearing was published in the Saint Paul Legal Ledger on June 14, 2018 and published in the Saint Paul Pioneer Press on July 11, 2019; and

WHEREAS, on July 26, 2019, the Saint Paul Planning Commission held a public hearing on the Stryker Avenue Zoning Study, and held the public record open for written comments through July 29, 2019; and

WHEREAS, the Saint Paul Planning Commission referred the Zoning Study and public testimony back to the Comprehensive and Neighborhood Planning Committee for review and consideration at its meeting on August 21, 2019; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee forwarded its recommendations and rationale for amendments to the Saint Paul Zoning Code based on the Zoning Study in a memorandum to the Saint Paul Planning Commission dated September 6, 2019; and

WHEREAS, the Saint Paul Planning Commission finds that the goals of the Saint Paul Comprehensive Plan and the West Side Community Plan are advanced by the zoning recommendations contained in the study;

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Minnesota Statutes § 462.357 and § 61.801 of the Legislative Code, that the Planning Commission hereby recommends to the Mayor and City Council the rezoning of certain properties as shown on the maps incorporated in the Stryker Avenue Zoning Study dated September 6, 2019.