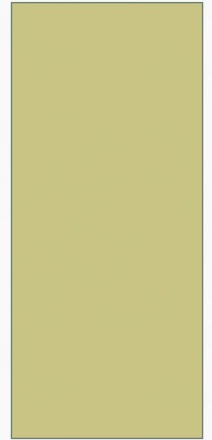


# SOUTH SNELLING ZONING STUDY

JOSH WILLIAMS, SENIOR PLANNER  
TONY JOHNSON, CITY PLANNER  
OCTOBER 4, 2016  
INFORMATIONAL MEETING



**WELCOME!**

# TONIGHT'S AGENDA

- Presentation
  - Process and Timeline
  - Zoning and Zoning Study Basics
  - Overview of Zoning Study and Staff Findings
- Dialogue
  - Staffed stations in back of room
  - Ask questions, give input

# DISTRICT COUNCIL MEETINGS

- District Councils will review and make recommendations on the potential zoning changes later this month

Highland District Council

**October 18, 6:30 PM**

Highland Park Community Center

1978 Ford Parkway

[info@highlanddistrictcouncil.org](mailto:info@highlanddistrictcouncil.org)

651.695.4005

Mac-Groveland Community Council

**October 26, 6:30 PM**

Groveland Recreation Center

2021 St. Clair Avenue

[liz@macgrove.org](mailto:liz@macgrove.org)

651-695-4000

Union Park District Council

**October 17, 6:30 PM**

Episcopal Homes

1860 University Avenue

[julie@unionparkdc.org](mailto:julie@unionparkdc.org)

651-645-6768

# PROCESS AND PROPOSED TIMELINE



















- Paul Planning Commission initiates study in **July 2015**
- Staff research and analysis, presentations at several district council meetings during 2015 and 2016
- **October 2016:** Informational meeting and District Council review
- **Nov./Dec. 2016:** Planning Commission committee review, study released for review and public hearing schedule
- **Dec. 2016/Jan. 2017:** Planning Commission public hearing
- **Jan. /Feb. 2017:** Planning Commission recommendation to Mayor and City Council
- **March/April 2017:** City Council public hearing and action on zoning changes

# ZONING BASICS

# ZONING BASICS

## What is Zoning?

- Cities use zoning to regulate land use and scale of development
- Goal is to ensure compatibility of adjacent development
- Zoning is only one factor in determining how a community grows and changes



















	R1 One-Family
	R2 One-Family
	R3 One-Family
	R4 One-Family
	RT1 Two-Family
	RT2 Townhouse
	RM2 Multiple-Family
	T1 Traditional Neighborhood
	T2 Traditional Neighborhood
	T3 Traditional Neighborhood
	T4 Traditional Neighborhood
	OS Office-Service
	B1 Local Business
	BC Community Business (converted)
	B2 Community Business
	B3 General Business
	I1 Light Industrial
	VP Vehicular Parking



# ZONING STUDY BASICS

## What is a zoning study?

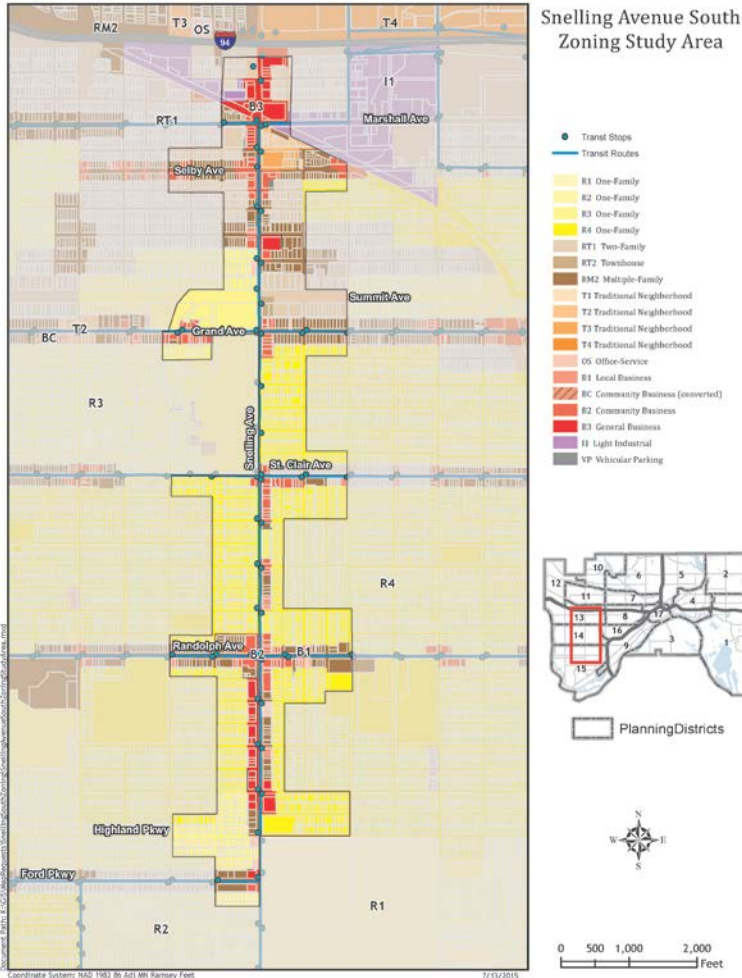
- Different than a planning process
- Review of zoning districts to determine if new zonings for certain parcels is appropriate
- Factors considered include:
  - City and area plans
  - Existing land uses
  - Parcel and building size and configuration
  - Infrastructure
  - General development trends
  - **Stakeholder input**

	R1 One-Family
	R2 One-Family
	R3 One-Family
	R4 One-Family
	RT1 Two-Family
	RT2 Townhouse
	RM2 Multiple-Family
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	T2 Traditional Neighborhood
	T3 Traditional Neighborhood
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# STUDY OVERVIEW AND FINDINGS

# SOUTH SNELLING ZONING STUDY AREA



- Study area:
  - Blocks adjacent to Snelling Avenue between Concordia Avenue and Ford Parkway
  - Block w/in approx.  $\frac{1}{4}$  mile of Snelling on major cross streets

# KEY QUESTIONS ASKED

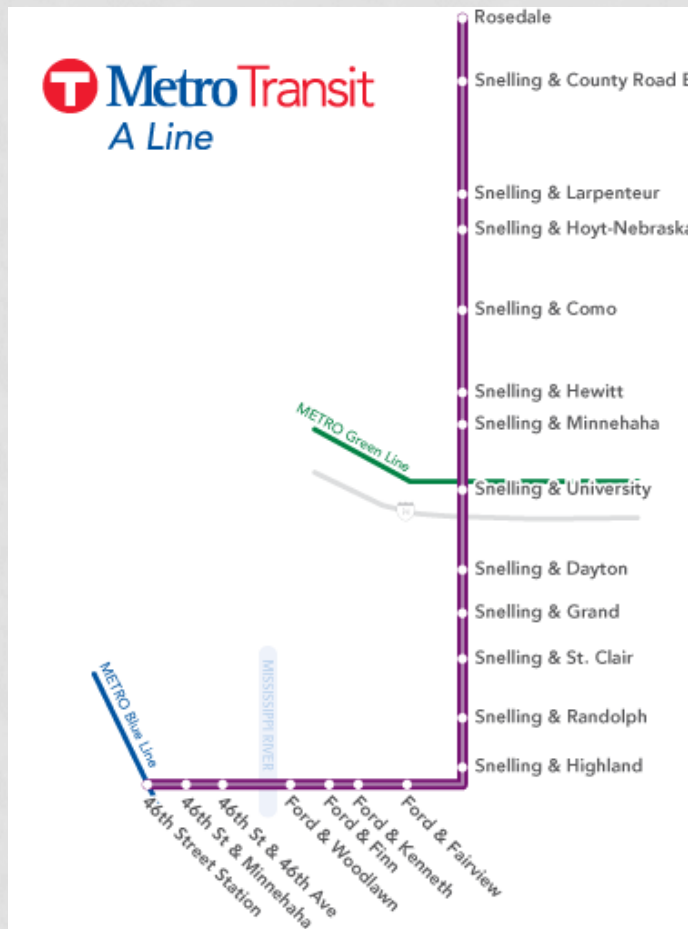
- What does the area look like today?
- What types of changes are we seeing?
- Other important long-term trends?
- What does our Comprehensive Plan say?
- What do area and neighborhood plans say?

# STUDY AREA TODAY



- Mix of uses along Snelling, more heavily commercial at north end
- Zoning largely reflects underlying uses
- Quick transition to 'Established Neighborhoods' away from Snelling, particularly on south end of study area

# CHANGES AND TRENDS



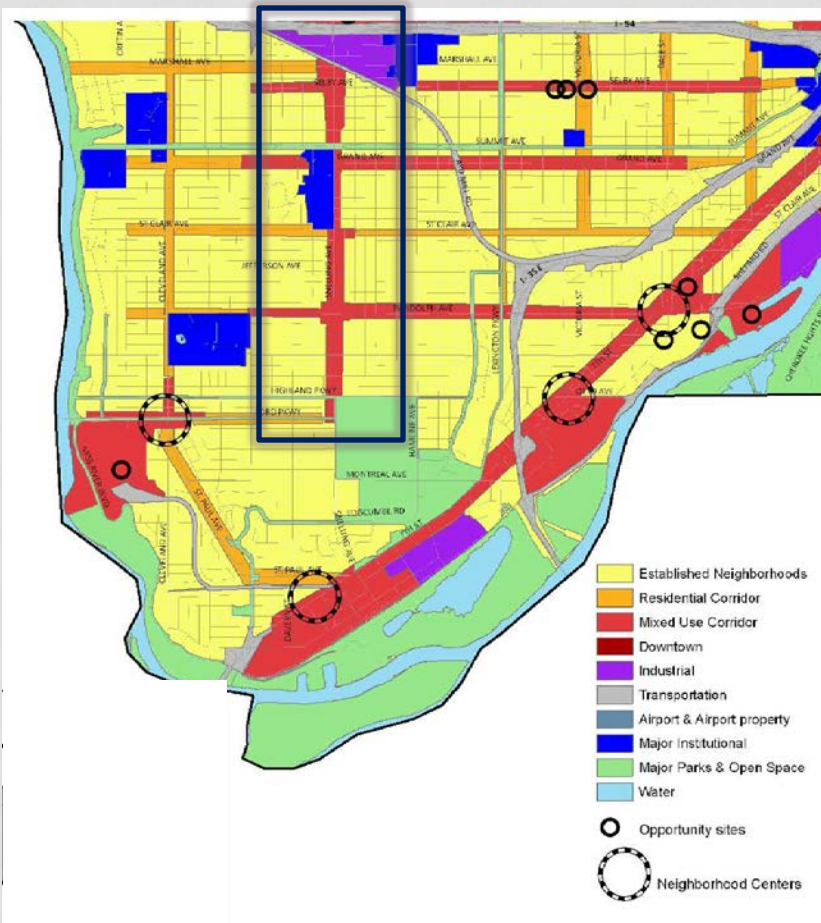
- A-Line (Frequent service, Train-like features, Enhanced stations)
- Market supporting investment, a variety of use and development types
- Population growth, mode-shift



# CITY COMPREHENSIVE PLAN

## Saint Paul Comprehensive Plan (2010)

- Snelling as a Mixed-Use Corridor
- Supports higher densities, mixed-use zoning



# NEIGHBORHOOD PLANS

## District Plans

(2001-2007)

- Three District Councils, four plans
- Support strategic land use intensification
- Focus commercial uses at existing nodes





# OVERVIEW OF STAFF FINDINGS



- B2, RM2 (current) to T2 (future) on Snelling and at existing nodes
- Limited B3, B2 to T3 north of Selby and at Grand, Saint Clair, and Randolph
- R4 to T1 for properties fronting (ie. facing) Snelling
- Maintain current zoning in 'Established Neighborhoods'

# WHY TRADITIONAL NEIGHBORHOOD ZONING?

- Higher **design standards**
- Allow **mix of uses**
- Development pattern more conducive to **walking, biking, transit**
- Introduces residential uses to commercial areas

**T1** – Mixed use, low density

**T2** – Mixed use, medium density

**T3** – Mixed use, medium-high density

# “T” DISTRICTS DEFINED

## T1 Transition Zone

Allows a mix of uses from single-family to multi-family and general offices to service businesses.

35 ft height limit\*

\*set-backs allow greater heights; heights more limited where abutting lower-density residential properties

## T2 Community-serving

Allows T1 uses as well as general retail and restaurants.

35 ft height limit\*; 45 ft with a conditional use permit

# “T” DISTRICTS DEFINED

## **T3 Higher-density**

Allows all T2 uses, EXCEPT drive-throughs, and permits parking facilities.

45 ft height limit for apartments; 55 ft height limit for commercial/ mixed use; 90 ft with a CUP

## **ALL T Districts:**

### **Design Standards**

Parking location

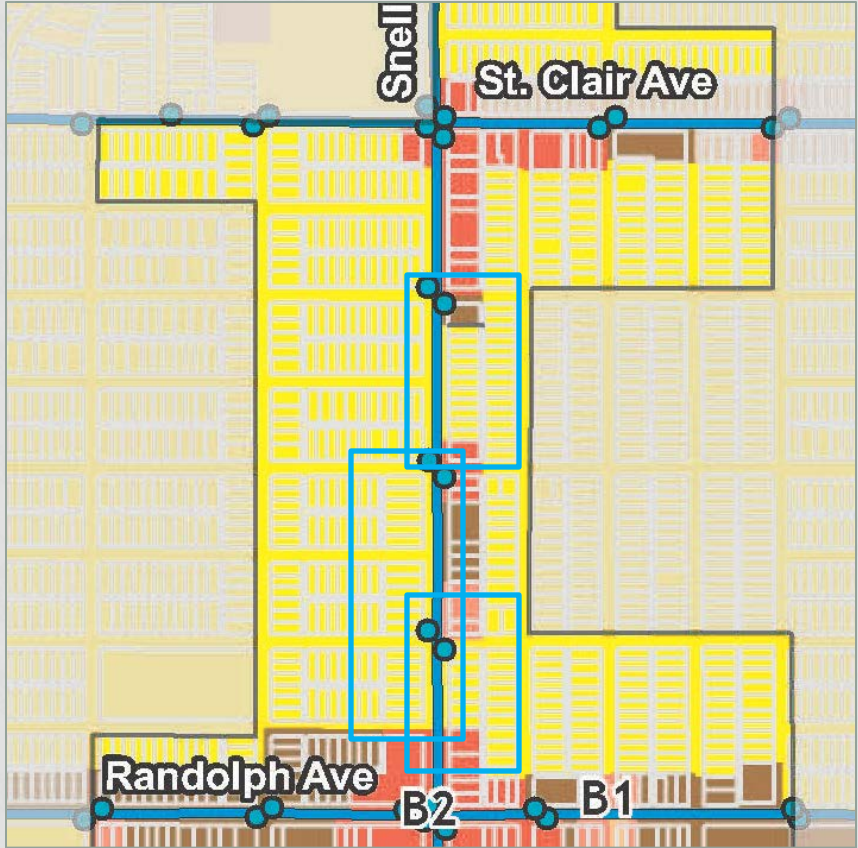
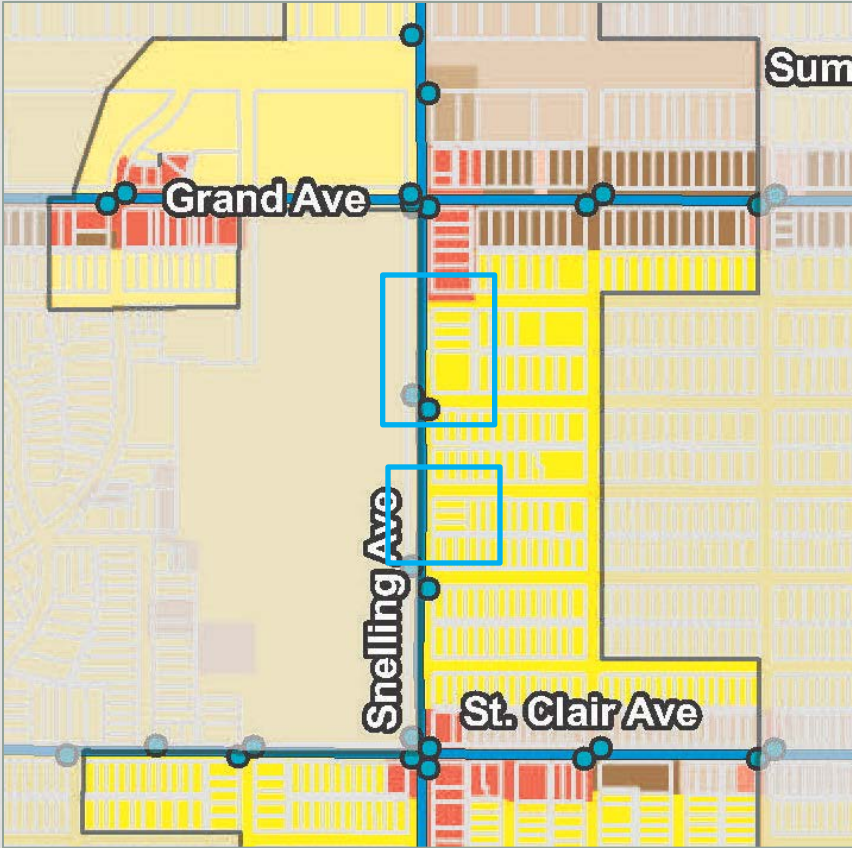
Materials

Window/door location

Setbacks



# OVERVIEW OF STAFF FINDINGS



R4 facing Snelling → T1

# WHAT DOES ALL THIS MEAN???

RESULTS OF ZONING CHANGES

# WHAT IT MEANS

- Zoning change DOES NOT EQUAL land use change
- Very limited non-conforming uses (auto body and repair) created
- Strip-style commercial development does not meet 'T' district design criteria; major physical changes to some sites would require additional zoning approvals under 'T' zoning
- All development would still require zoning approvals
- Zoning is just one factor influencing how our develops