

Figure I-1: Land Use Chapter Implementation

The Land Use Chapter guides equitably-distributed community amenities, access to employment and housing choice by focusing growth and investment around Neighborhood Nodes that support daily needs within walking distance.

	Item	Timeline	Funding Sources	
Land Use	1	Work with the Saint Paul Port Authority to identify potential future light industrial business centers.	Ongoing	<ul style="list-style-type: none"> • Department of Planning and Economic Development budget • Special allocations • Grant funds
	2	Support the Site Assembly state legislation and seek other sources of patient capital for acquisition and assembly of redevelopment sites.	Ongoing	
	3	Conduct a zoning study to establish a minimum density for development Downtown.	Short-Term	
	4	Analyze and consider revisions to the Zoning Code, including dimensional standards, conditional use permit standards and site plan review standards in response to the 2040 Comprehensive Plan.	Short-Term	
	5	Re-convene Joint Airport Zoning Board (JAZB) in partnership with the Metropolitan Airports Commission to develop and implement an Airport Zoning Ordinance for Saint Paul Downtown Airport.	Short-Term	
	6	Complete Station Area Plans for planned stations along the Riverview Corridor transit route.	Short-Term	
	7	Conduct a feasibility study of commercial land trusts.	Short-Term	
	8	Conduct a zoning study of home occupation standards to allow start-up businesses that reflect innovations in the business sector, while limiting negative impacts on adjacent parcels and streets.	Short-Term	
	9	Conduct a zoning study for “transit-supportive” residential infill development in proximity to transit with more flexible design standards similar to Traditional Neighborhood zoning districts.	Short-Term	
	10	Implement Economic Development Strategy	Short-Term	
	11	Consider a process to further evaluate and monitor equitable distribution of community amenities.	Short-Term	
	12	Initiate a city-wide, comprehensive equitable economic development strategy. It should include local-scaled topics, such as Neighborhood Nodes, as well as regional issues, such as transit and workforce development.	Short-Term	

General Timeline Guidelines:

Short-Term (0-5 years)

Medium-Term (5-10 years)

Long-Term (10+ years)

Figure I-1: Land Use Chapter Implementation (Continued)

	Item	Timeline	Funding Sources	
Land Use	13	Initiate a small area plan focused on the land use change occurring in Lafayette Park to determine the appropriate development policies and future land use goals for the area.	Short-Term	<ul style="list-style-type: none"> • Department of Planning and Economic Development budget • Special allocations • Grant funds
	14	Identify and implement ways in which the City can minimize displacement in neighborhoods where the proximity to high-frequency transit has increased redevelopment pressure and/or housing costs.	Short-Term	
	15	Systematically review and modify the Zoning Code to remove unnecessary hurdles to small-scale commercial and residential development.	Short-Term	
	16	Complete and implement Climate Action Plan.	Short-Term	
	17	Initiate a small area plan focused on the area around Bandana Square to determine the appropriate development policies and future land use goals for the area.	Short-Term	
	18	Participate in the development of coordinated design guidelines for the geography shared by Prospect Park, St. Anthony Park, CEZ and Towerside.	Short-Term	
	19	Study the creation of “Planned Manufacturing Districts” that preserve industrial land.	Short-Term	
	20	Study the economic development impact and market demand for ‘maker space and small scale or custom production’.	Short-Term	
	21	Conduct zoning studies in conjunction with transit corridor improvements.	Medium-Term	
	22	Conduct a zoning study of commercial design standards.	Medium-Term	
	23	Identify and study areas of the city where lack of stormwater infrastructure is a barrier to redevelopment.	Medium-Term	
	24	Study the feasibility, appropriate location and design of land bridges.	Medium-Term	
25	Consider creating a system of business councils to complement the District Council system and improve geographic coverage of business representation.	Long-Term		

General Timeline Guidelines:

Short-Term (0-5 years)

Medium-Term (5-10 years)

Long-Term (10+ years)