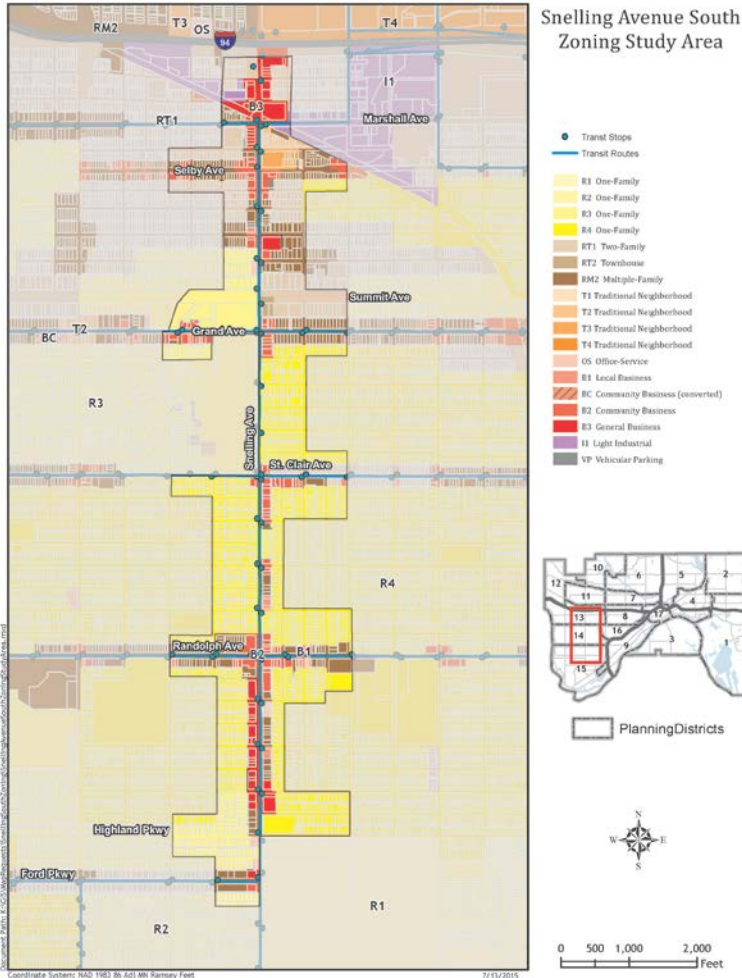


# SOUTH SNELLING ZONING STUDY AREA



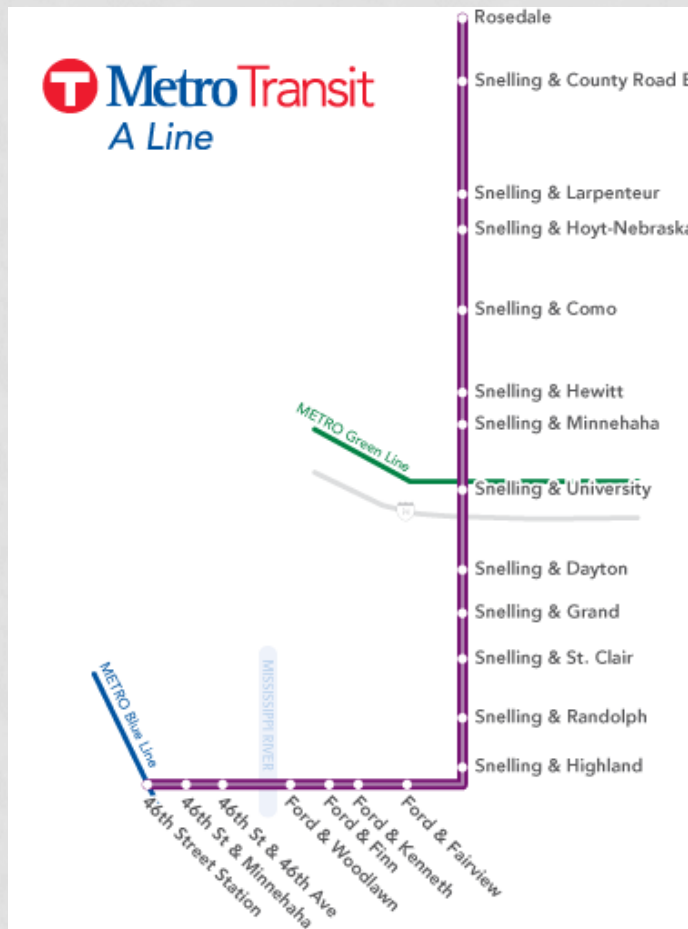
- Study area:
  - Blocks adjacent to Snelling Avenue between Concordia Avenue and Ford Parkway
  - Block w/in approx.  $\frac{1}{4}$  mile of Snelling on major cross streets

# 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?



# CHANGES AND TRENDS



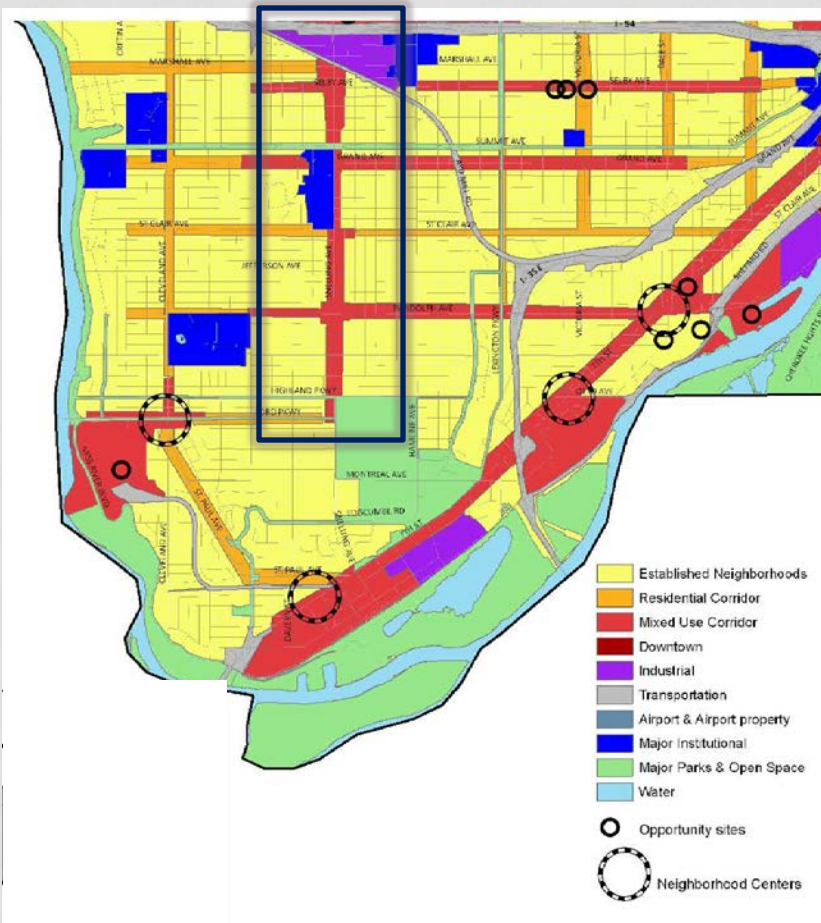
- A-Line (Frequent service, Train-like features, Enhanced stations)
- Market supporting investment, a variety of use and development types
- Population growth, mode-shift



# CITY COMPREHENSIVE PLAN

## Saint Paul Comprehensive Plan (2010)

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



# NEIGHBORHOOD PLANS

## District Plans

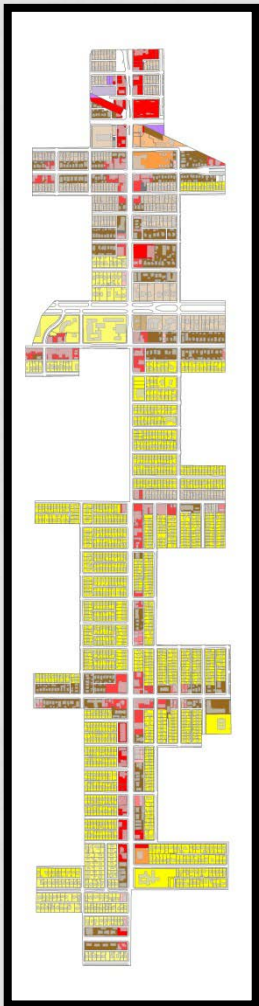
(2001-2007)

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

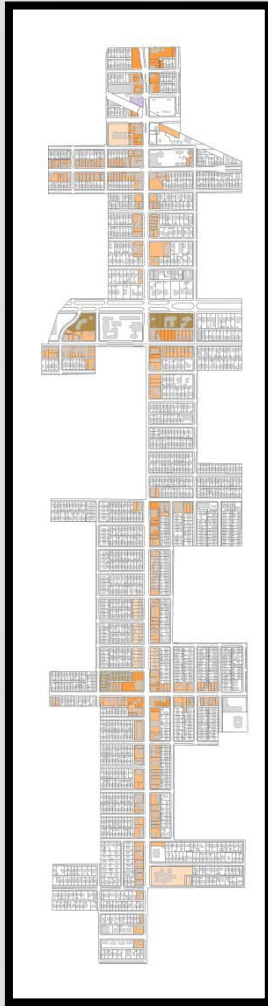


# OVERVIEW OF STAFF FINDINGS

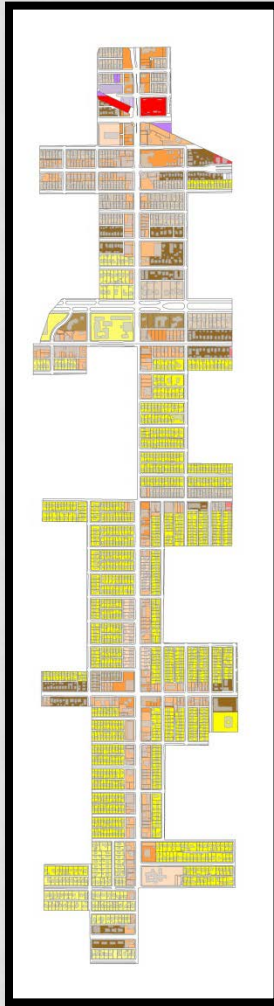
Existing zoning



Proposed Changes



After



- 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'



# SNELLING AND DAYTON (EXISTING ZONING)



## Zoning

 R2 One-Family	 T1 Traditional Neighborhood	 B3 General Business
 R3 One-Family	 T2 Traditional Neighborhood	 IT Transitional Industrial
 R4 One-Family	 T3 Traditional Neighborhood	 I1 Light Industrial
 RT1 Two-Family	 OS Office-Service	 VP Vehicular Parking
 RT2 Townhouse	 B1 Local Business	
 RM1 Multiple-Family	 BC Community Business (converted)	
 RM2 Multiple-Family	 B2 Community Business	




# SNELLING AND DAYTON (POTENTIAL CHANGES)



- Rezone B3 to T3 proposed North of the Soo Line Rail Spur.
- Rezone B2 and RM2 to T2 proposed south of the Soo Line Rail Spur.

## Zoning

 R2 One-Family	 T1 Traditional Neighborhood	 B3 General Business
 R3 One-Family	 T2 Traditional Neighborhood	 IT Transitional Industrial
 R4 One-Family	 T3 Traditional Neighborhood	 I1 Light Industrial
 RT1 Two-Family	 OS Office-Service	 VP Vehicular Parking
 RT2 Townhouse	 B1 Local Business	
 RM1 Multiple-Family	 BC Community Business (converted)	
 RM2 Multiple-Family	 B2 Community Business	

# SNELLING AND GRAND (EXISTING ZONING)



## Zoning

 R2 One-Family	 T1 Traditional Neighborhood	 B3 General Business
 R3 One-Family	 T2 Traditional Neighborhood	 IT Transitional Industrial
 R4 One-Family	 T3 Traditional Neighborhood	 I1 Light Industrial
 RT1 Two-Family	 OS Office-Service	 VP Vehicular Parking
 RT2 Townhouse	 B1 Local Business	
 RM1 Multiple-Family	 BC Community Business (converted)	
 RM2 Multiple-Family	 B2 Community Business	

# SNELLING AND DAYTON (POTENTIAL CHANGES)



- Rezone B2 and RM2 to T3 at parcels closest to the BRT stop.
- Rezone OS, B2, and B3 to T2 north of summit
- Rezone Macalester Parcels along summit to RM1. This zoning change will eliminate the 25' height limit for T zoned parcels on grand.

## Zoning

R2 One-Family	T1 Traditional Neighborhood	B3 General Business
R3 One-Family	T2 Traditional Neighborhood	IT Transitional Industrial
R4 One-Family	T3 Traditional Neighborhood	I1 Light Industrial
RT1 Two-Family	OS Office-Service	VP Vehicular Parking
RT2 Townhouse	B1 Local Business	
RM1 Multiple-Family	BC Community Business (converted)	
RM2 Multiple-Family	B2 Community Business	



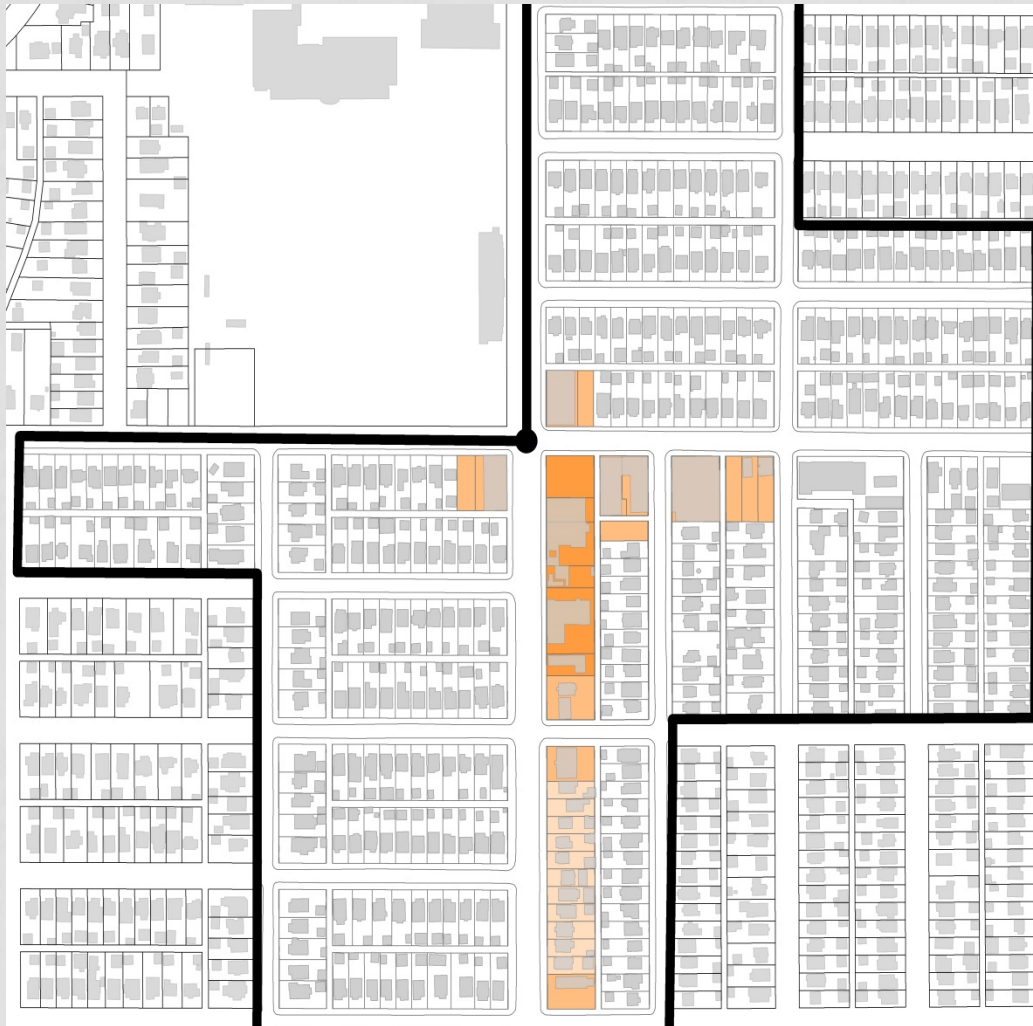
# SNELLING AND ST. CLAIR (EXISTING ZONING)



## Zoning

- |   |   |  |
|---|---|--|
|  R2 One-Family       |  T1 Traditional Neighborhood       |  B3 General Business        |
|  R3 One-Family       |  T2 Traditional Neighborhood       |  IT Transitional Industrial |
|  R4 One-Family       |  T3 Traditional Neighborhood       |  I1 Light Industrial        |
|  RT1 Two-Family      |  OS Office-Service                 |  VP Vehicular Parking       |
|  RT2 Townhouse       |  B1 Local Business                 |  |
|  RM1 Multiple-Family |  BC Community Business (converted) |  |
|  RM2 Multiple-Family |  B2 Community Business             |  |

# SNELLING AND ST. CLAIR (POTENTIAL CHANGES)



- Rezone B2 to T2 and T3
- Rezone R4 parcels that front Snelling to T1.
- Rezone R4 parcels with surface parking to T2 to make them conforming.

## Zoning

R2 One-Family	T1 Traditional Neighborhood	B3 General Business
R3 One-Family	T2 Traditional Neighborhood	IT Transitional Industrial
R4 One-Family	T3 Traditional Neighborhood	I1 Light Industrial
RT1 Two-Family	OS Office-Service	VP Vehicular Parking
RT2 Townhouse	B1 Local Business	
RM1 Multiple-Family	BC Community Business (converted)	
RM2 Multiple-Family	B2 Community Business	



# SNELLING AND RANDOLPH (EXISTING ZONING)



## Zoning

 R2 One-Family	 T1 Traditional Neighborhood	 B3 General Business
 R3 One-Family	 T2 Traditional Neighborhood	 IT Transitional Industrial
 R4 One-Family	 T3 Traditional Neighborhood	 I1 Light Industrial
 RT1 Two-Family	 OS Office-Service	 VP Vehicular Parking
 RT2 Townhouse	 B1 Local Business	
 RM1 Multiple-Family	 BC Community Business (converted)	
 RM2 Multiple-Family	 B2 Community Business	



# SNELLING AND RANDOLPH (POTENTIAL CHANGES)

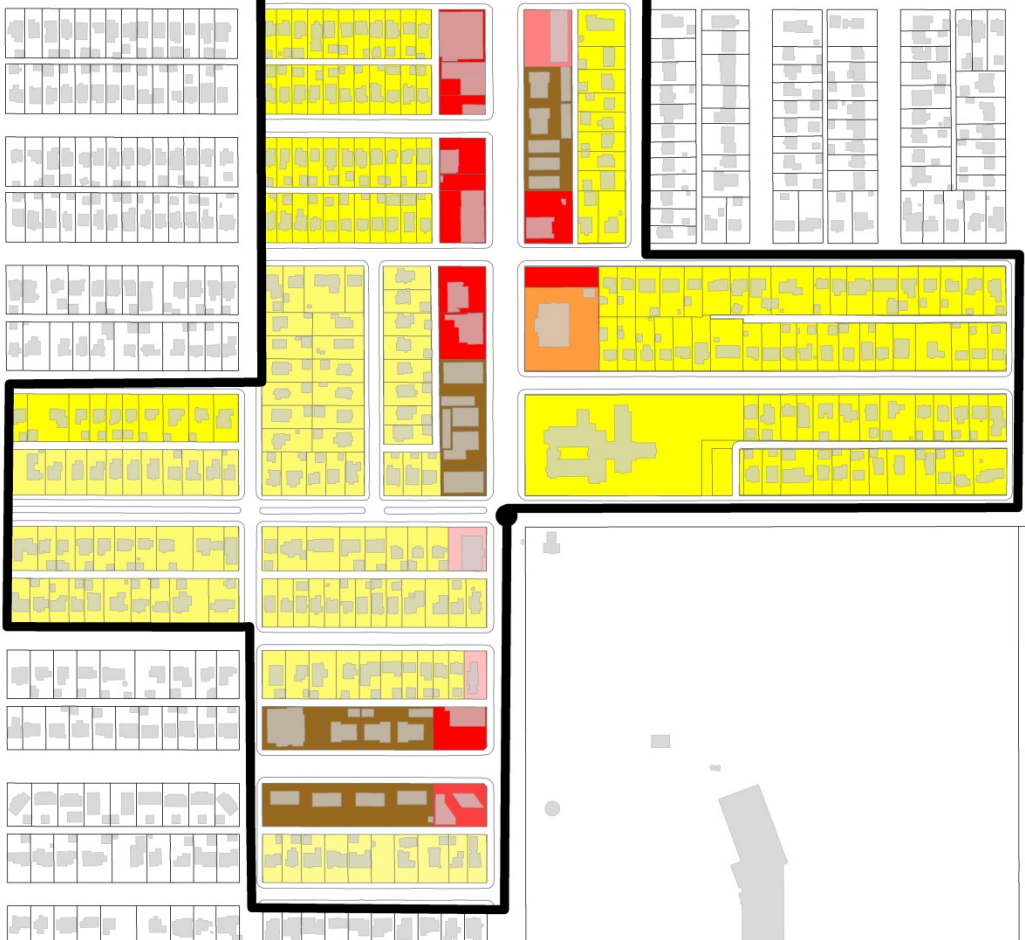


- Rezone corners from B2 to T3
- Rezone RM2, B2, B3, B1, and OS to T2
- Downzone RM2 with single family houses near the Walgreens parcel to RT2 so that there is a 25' height limit at the property line abutting these uses.

## Zoning

R2 One-Family	T1 Traditional Neighborhood	B3 General Business
R3 One-Family	T2 Traditional Neighborhood	IT Transitional Industrial
R4 One-Family	T3 Traditional Neighborhood	I1 Light Industrial
RT1 Two-Family	OS Office-Service	VP Vehicular Parking
RT2 Townhouse	B1 Local Business	
RM1 Multiple-Family	BC Community Business (converted)	
RM2 Multiple-Family	B2 Community Business	

# SNELLING AND HIGHLAND PKWY (EXISTING ZONING)



**Zoning**

- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- IT Transitional Industrial
- I1 Light Industrial
- VP Vehicular Parking

# SNELLING AND HIGHLAND PKWY (POTENTIAL CHANGES)



- Rezone OS, B1, B2, B3, and RM2 to T2.
- Rezone Gloria Dei Church to T1. The rezoning would make it possible to establish accessory commercial uses.

**Zoning**

R2 One-Family	T1 Traditional Neighborhood	B3 General Business
R3 One-Family	T2 Traditional Neighborhood	IT Transitional Industrial
R4 One-Family	T3 Traditional Neighborhood	I1 Light Industrial
RT1 Two-Family	OS Office-Service	VP Vehicular Parking
RT2 Townhouse	B1 Local Business	
RM1 Multiple-Family	BC Community Business (converted)	
RM2 Multiple-Family	B2 Community Business	



# 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

# 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 city develops