



CITY OF SAINT PAUL
Melvin Carter, Mayor

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MEMORANDUM

TO: Comprehensive and Neighborhood Planning Committee
FROM: Michael Wade (City Planner)
CC: Kady Dadlez (Senior City Planner), Luis Pereira (Planning Director)
DATE: August 21, 2019
SUBJECT: Stryker Avenue 40 Acre Zoning Study – Update to Staff Zoning Recommendation

SUMMARY

At the June 14th public hearing of the Saint Paul Planning Commission, two representatives of the West Side Community Organization (WSCO) presented WSCO's letter of conditional support for the rezoning recommendation. WSCO's conditions were that, of the parcels in the study area:

- Excepting the parcels addressed 71 Annapolis Street W (PIN 072822440115) and 876 Stryker Avenue (PIN 072822440117) on the northwest and northeast corners of the intersection of Stryker Avenue and Annapolis Street, the parcels between Curtice Street W and Annapolis Street which were recommended by staff to be zoned RT1 Two-Family be zoned RT2 Townhouse; and that
- The parcels between Page Street W and Annapolis Street which were recommended by staff to be zoned R4 One-Family be zoned RT1 Two-Family.

The effect of this recommendation is a higher allowance of housing and residential density, maintaining higher density along Stryker and lower density along Hall Avenue and Winslow Avenue. City staff have reviewed WSCO's recommendation, and, finding it in accordance with the City's current 2030 Comprehensive Plan, the West Side Community Plan, and the upcoming Saint Paul 2040 Comprehensive Plan, are amending staff's recommendation to include these conditions.

A full discussion of this update will be included in the staff report to be delivered closer to this Committee's July 21st meeting.

Attachments:

- 1) West Side Community Organization's letter of conditional support
- 2) Graphic illustrating staff's updated zoning recommendation



WEST SIDE
community organization

West Side Community Organization (District 3)
Baker Center | 209 Page Street West
Saint Paul, MN, 55107

July 19, 2019

To: St. Paul Zoning & Planning
From: West Side Community Organization
RE: Stryker Ave Re-Zoning
Committee Members:

WSCO board of directors met on May 28th, 2019, and after a time of discussion, weighing the information presented from City staff, and public outreach, the WSCO board decided to support and recommend adopting Zoning Option 3 **except** replacing parcels zoned R2 with RT1 and parcels zoned RT1 with RT2.

In January of 2017 WSCO formally requested that a zoning study be initiated for Stryker Ave on Saint Paul's West Side. Our primary intent in this request was to explore the possibility of rezoning the commercial areas currently zoned as B2, B3, or RM to a T2 traditional neighborhood allowing for commercial revitalization, increased mixed uses, as well as residential options.

WSCO has been working together on the question of how to bring additional vitality to Stryker for several years. This area has suffered devastating effects of vacant buildings and businesses closing their doors, and the general feeling in the neighborhood is that we need more community investments - and more interest from the businesses/developers that might want to work here. Stryker is a particularly interesting street because it's in the exact middle of the West Side and it has several commercial nodes that are now rather underutilized and could be much more.

Although our initial request was for the study of the commercial corridor, from Winifred street to Morton Street, one of the benefits of the initial recommendations from City planning staff was to include the RT2 zoning to the extension of Annapolis street. This initial recommendation was reconsidered after a first public meeting. However, as we look to future population growth and the current number of West Side residents who are housing cost burdened, we strongly believe the options of allowing RT2 zoning through the study area would allow for increased housing options. WSCO believes this aligns with the need in the City of St. Paul, and on the West Side directly, for increasing residential housing options in the future.

Respectfully,

Monica Bravo
Executive Director
West Side Community Organization

Stryker Avenue Zoning Study

August 2019

Study Summary

The Saint Paul Planning Commission initiated this Study in July, 2018. The Commission recognized the city-wide need for increased housing opportunity, as well as the local need for an increased customer base for local businesses and transit service in the West Side.

The Planning Commission released the draft zoning recommendation for public comment in July, 2019. In response, the West Side Community Organization submitted a letter of support on the condition that zoning between Page Street and Annapolis Street be updated to allow for greater housing opportunity. The "New Staff Recommendation" illustrates this update.

Reference Map



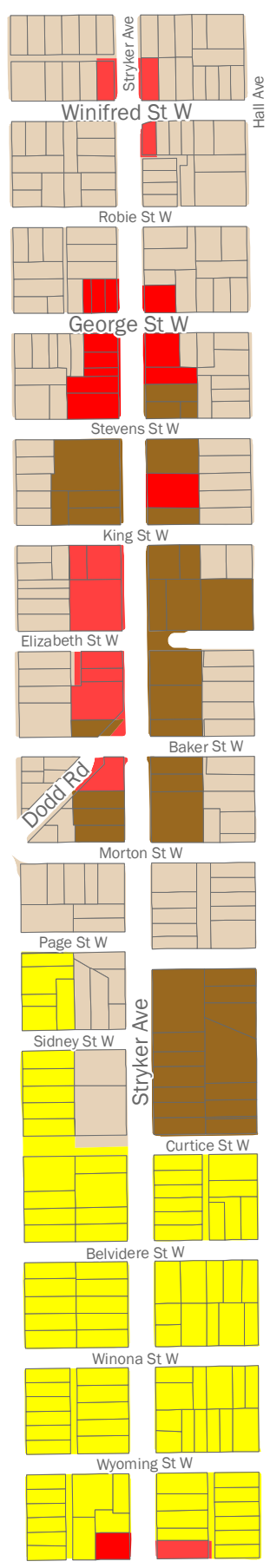
The Study Area encompasses a 40-acre-long corridor in Saint Paul's West Side District.

The corridor includes...

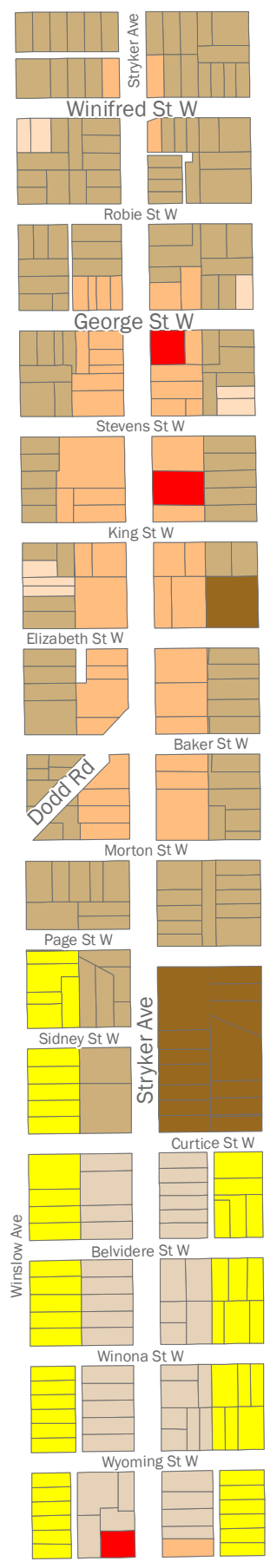
- ...310 parcels;
- ...92% residential land uses;
- ...5.5% retail, commercial, mixed-use, or institutional land uses;
- ...service by Metro Transit routes 75 (north-south) and 62 (east-west).



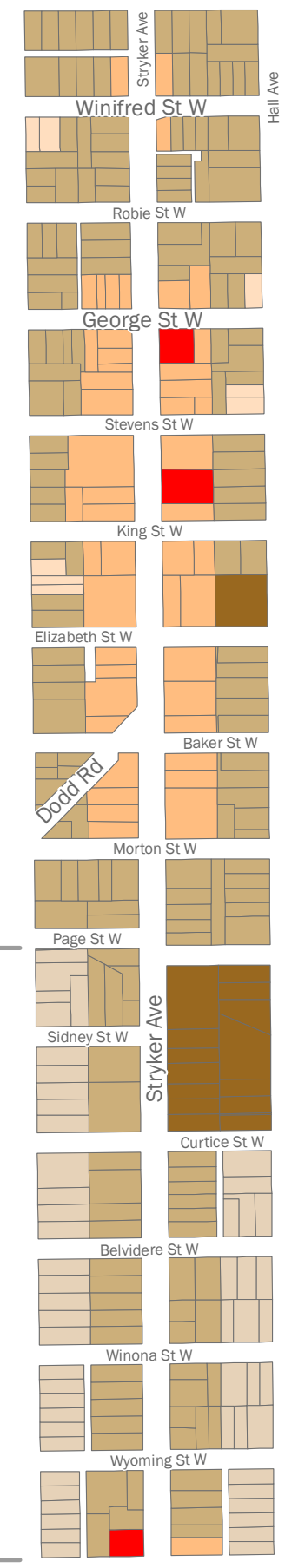
Existing Zoning



Previous Staff Recommendation



New Staff Recommendation



Zoning Districts

The zoning along this corridor currently consist of primarily RT1 Two-Family and R4 One-Family, with scattered RM2 Multiple-Family, B2 Community Business, and B3 General Business.

- R4 One-Family**
R4 One-Family is an extremely low-intensity zoning district which allows primarily single-family homes, as well as neighborhood institutions such as libraries, religious institutions, and schools.
- RT1 Two-Family**
RT1 is a low-density dsitric that allows everything allowed in R4, as well as two-family homes (duplexes).
- RT2 Townhouse**
RT2 is a low-intensity district that allows everything allowed in RT1, as well as three- and four-family structures and townhouse. A townhouse is a group of dwelling units attached horizontally (not vertically). In RT2 Townhouse, no more than six townhouses may be built as a single building.
- RM2 Multiple-Family**
RM2 is a medium-intensity district that allows everything allowed in RT2 as well as multi-family buildings and community residential buildings such as senior housing and emergency housing. RM2 has a basic height maximum of 50 feet.
- T1 Traditional Neighborhood**
T1 Traditional Neighborhood is a flexible low-intensity district providing for a compact, pedestrian-oriented mix of residential, office, and service uses of limited size and neighborhood scope. Traditional Neighborhood districts carry more intense dimensional and site regulations.
- T2 Traditional Neighborhood**
T2 Traditional Neighborhood is a medium-intensity district providing for a flexible, compact, pedestrian-oriented mix of residential and commercial uses along transit routes and nodes. Traditional Neighborhood districts carry more intense dimensional and site regulations.
- B2 Community Business**
B2 Community Business is intended to serve a mid-sized consumer population that generate large volumes of vehicular and pedestrian traffic.
- B3 General Business**
B3 General Business provides for diverse business types that generate large volumes of vehicular traffic and is intended for use along major traffic arteries.
- Parcels**