


**STRYKER AVENUE
ZONING STUDY**

MAY 9, 2019 COMMUNITY MEETING

OVERVIEW

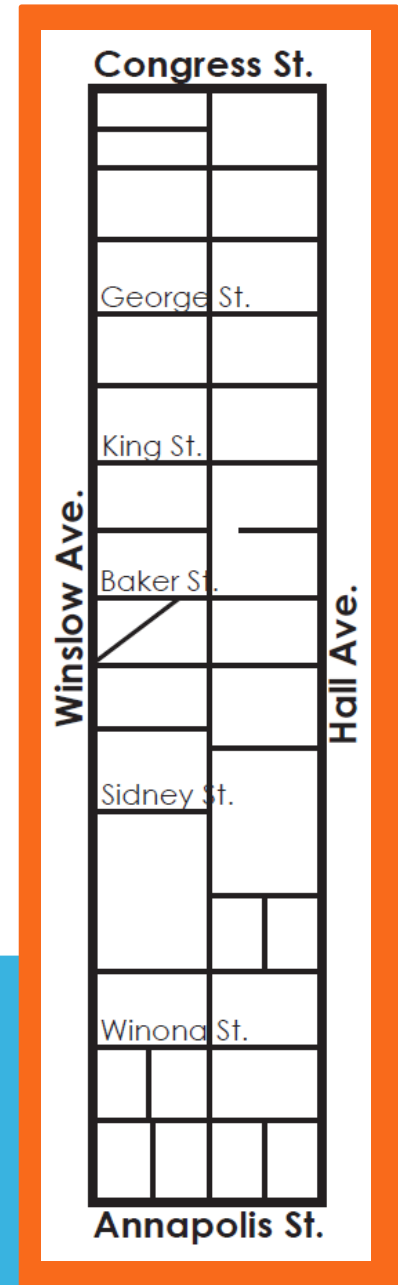
- Zoning Study requested by WSCO in 2017
 - Why now?
 - An opportunity to guide development
 - 617 Stryker and Jerabek's
 - Previous City-adopted plans support this request
 - *2005 Stryker George Precinct Plan*
 - *2010 Comprehensive Plan*
 - *2013 West Side Community Plan*
 - In July 2018, the Stryker Ave Zoning Study was initiated by Saint Paul Planning Commission
 - Revised zoning option for review
- 

EQUITABLE DEVELOPMENT SCORECARD



STUDY AREA BOUNDARIES

- Congress Street to the north
 - Hall Avenue to the east
 - Annapolis Street to the south
 - Winslow Avenue to the west
- The study area is just under a mile long, including roughly 30 city blocks.
 - Stryker Avenue is a transit corridor, served by Route 75 (runs along Stryker) and Route 62 (with a stop on Winifred Avenue).



WHAT WE HEARD

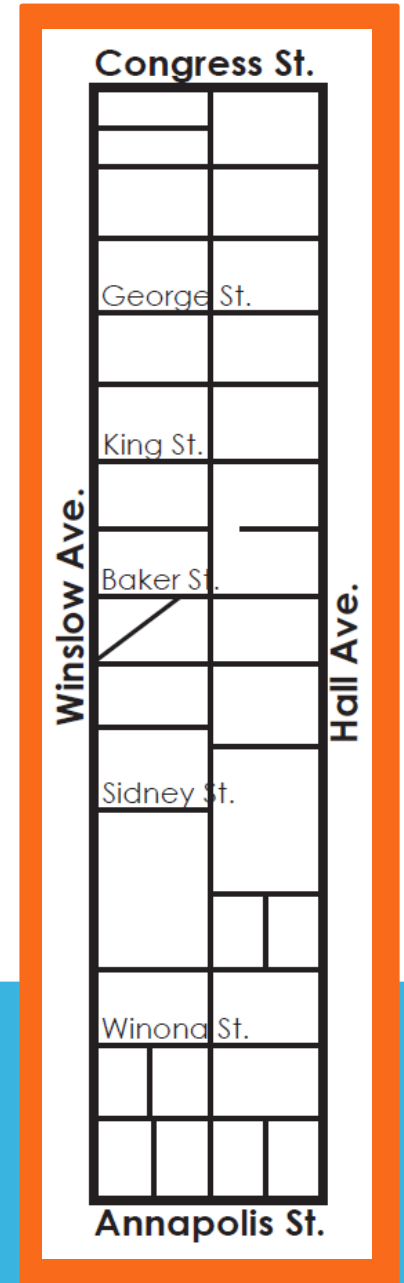
Concerns related to zoning:

- Concern about increases in residential density and rezoning in single family areas
- Desire for revitalization and commercial investment, and a desire to maintain and improve the character of the neighborhood
- Concerns that the City needs to focus on problem properties in the neighborhood before undertaking a zoning study



PRIMARY RECOMMENDATIONS

- Maintain the overall character of a small, mixed use corridor in a residential neighborhood
- Allow a mix of residential and commercial uses to achieve a more traditional urban form over time
- Increase housing options
- Increase mixed uses, especially along Stryker from George to Morton

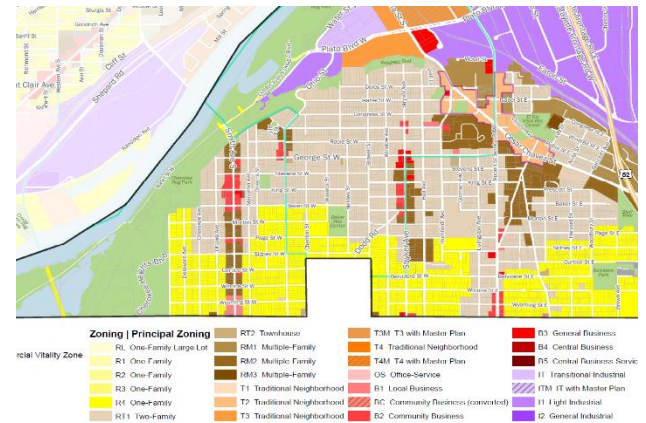


ZONING AND THE COMPREHENSIVE PLAN

- Future neighborhood fabric, guided by the City's Comprehensive Plan
 - Stryker Ave. Area as Urban Neighborhood
 - Stryker-George as a Neighborhood Node

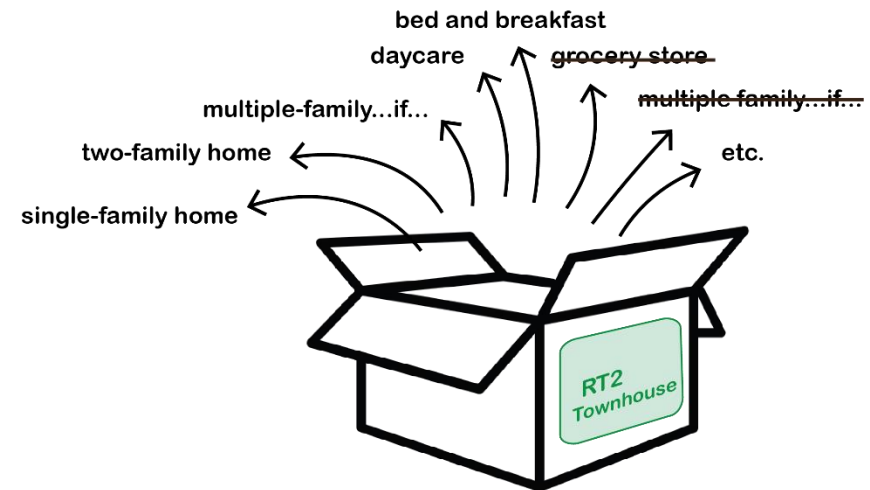
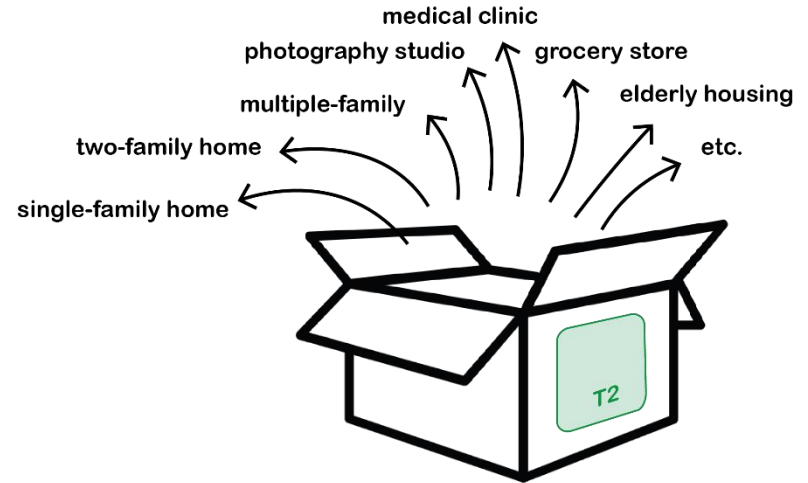
Zoning Code: A system of regulations and maps that specify what land uses are allowed on a property.

- The Zoning Code is a **tool** used to implement the goals of the city's **Comprehensive Plan**.
- Zoning looks at properties **in the larger context**
- Zoning frames; **the market chooses**.



A ZONING DISTRICT...

- ... has a clearly described intent;
- ... has a general label or name (ex: “T2 Traditional Neighborhood”);
- ... permits a unique selection of land uses;
- ... is subject to unique restrictions and conditions;
 - minimum lot area
 - density of dwelling units
 - building heights
 - lot coverage
 - setbacks
 - design standards
 - parking
 - signage



- ... does not negate the current use or make it illegal;

Example: “RT2 Townhouse”

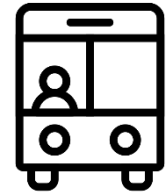
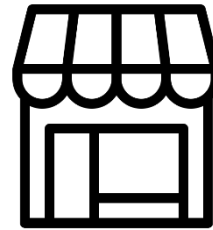
Allows one-family dwellings, daycares, churches, bed and breakfasts, and multiple-family dwellings... but only when there is enough land per unit, and only when the units are arranged horizontally, and only six units in a row.

LOW
INTENSITY

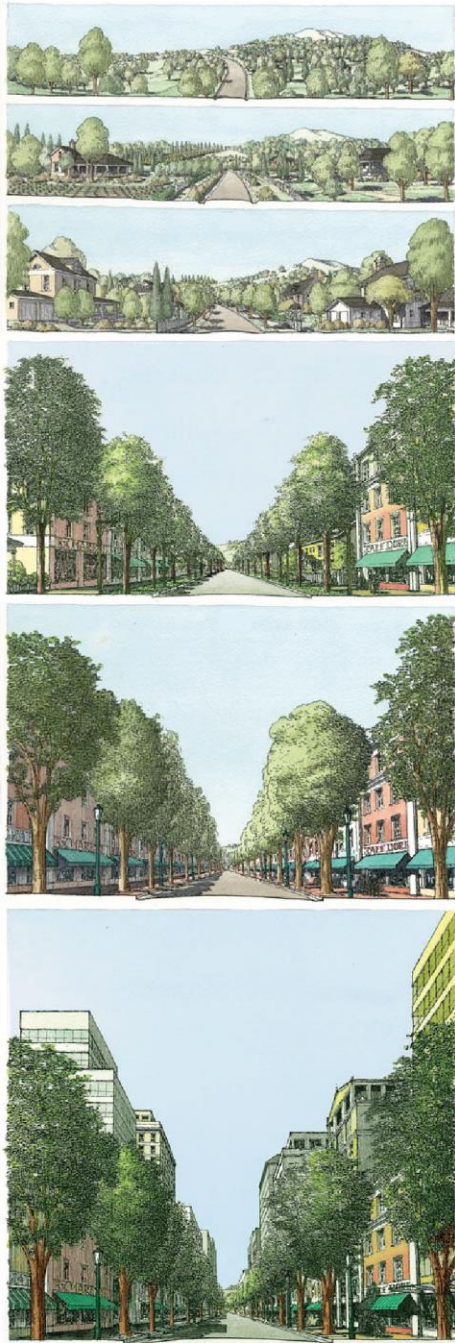
ZONING DISTRICTS AND INTENSITY

Intensity =

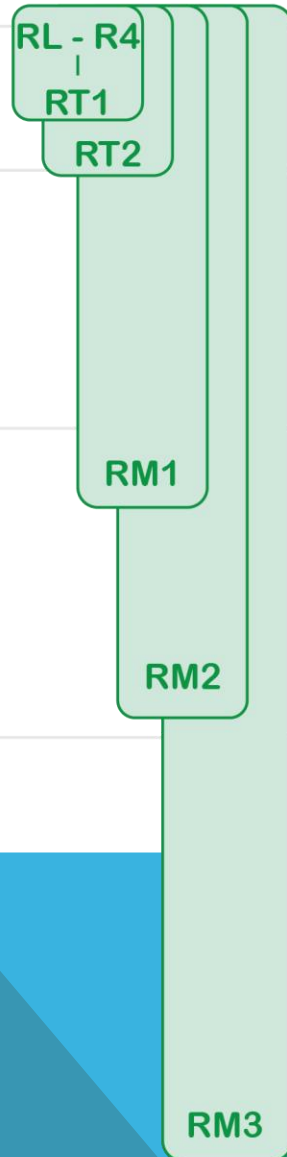
- Population (residents)
- Population (customers)
- Building height and mass
- Vehicle, bike, and pedestrian activity



HIGH
INTENSITY



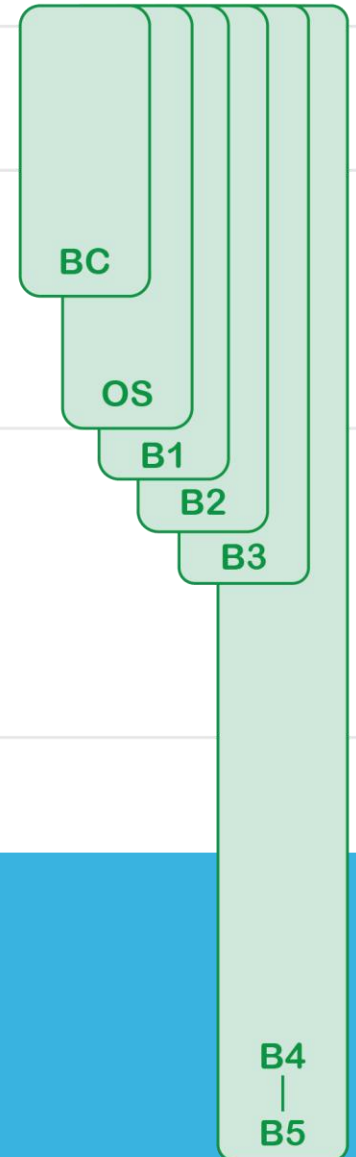
RESIDENTIAL
(Residential only)



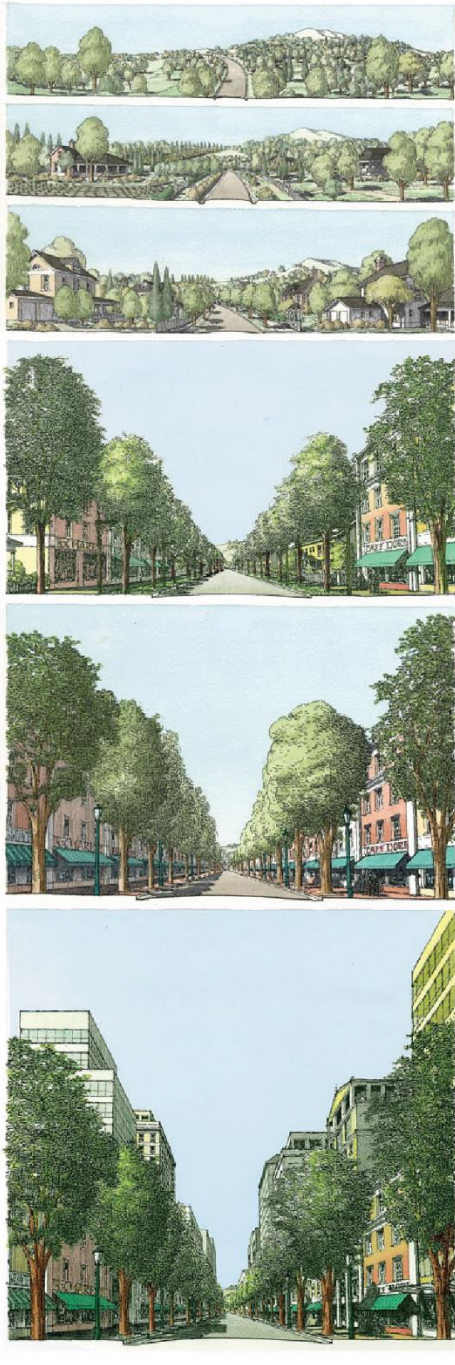
TRADITIONAL
("Flexible" - Res. and/or Com.)
(Design requirements)



COMMERCIAL
(Business only)



RESIDENTIAL
(Residential only)



RL - R4
|
RT1
|
RT2

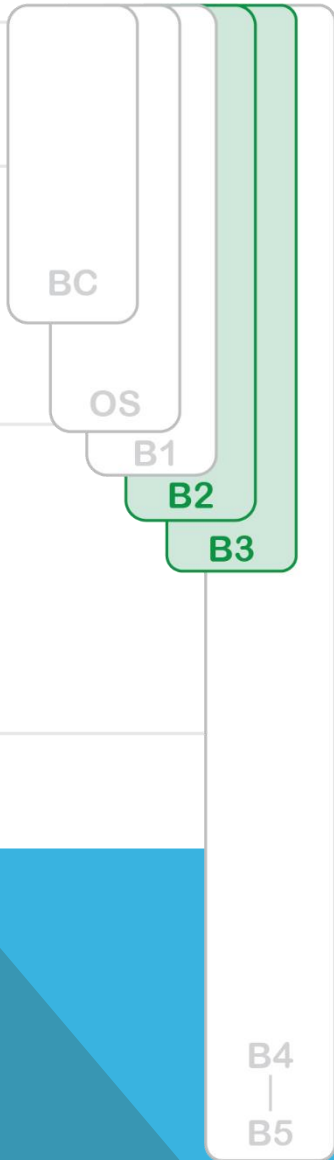
RM1

RM2

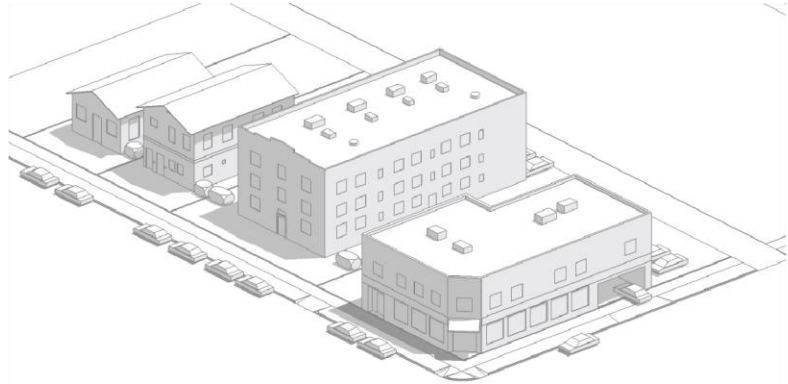
RM3



COMMERCIAL
(Business only)



TRADITIONAL
("Flexible" - Res. and/or Com.)
(Design requirements)



T1

T2

T3 /
T3M

T4

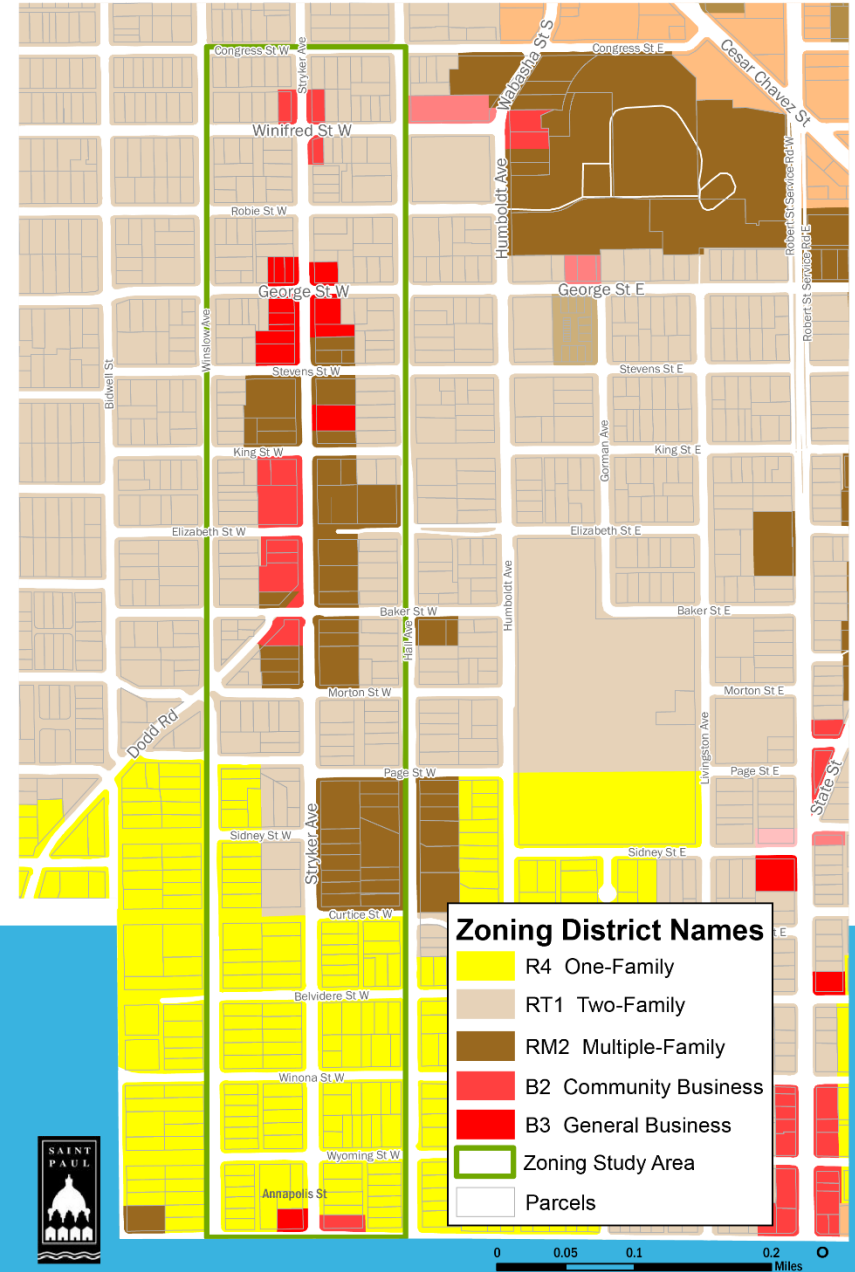


EXISTING ZONING

The Stryker Avenue corridor is a mix of:

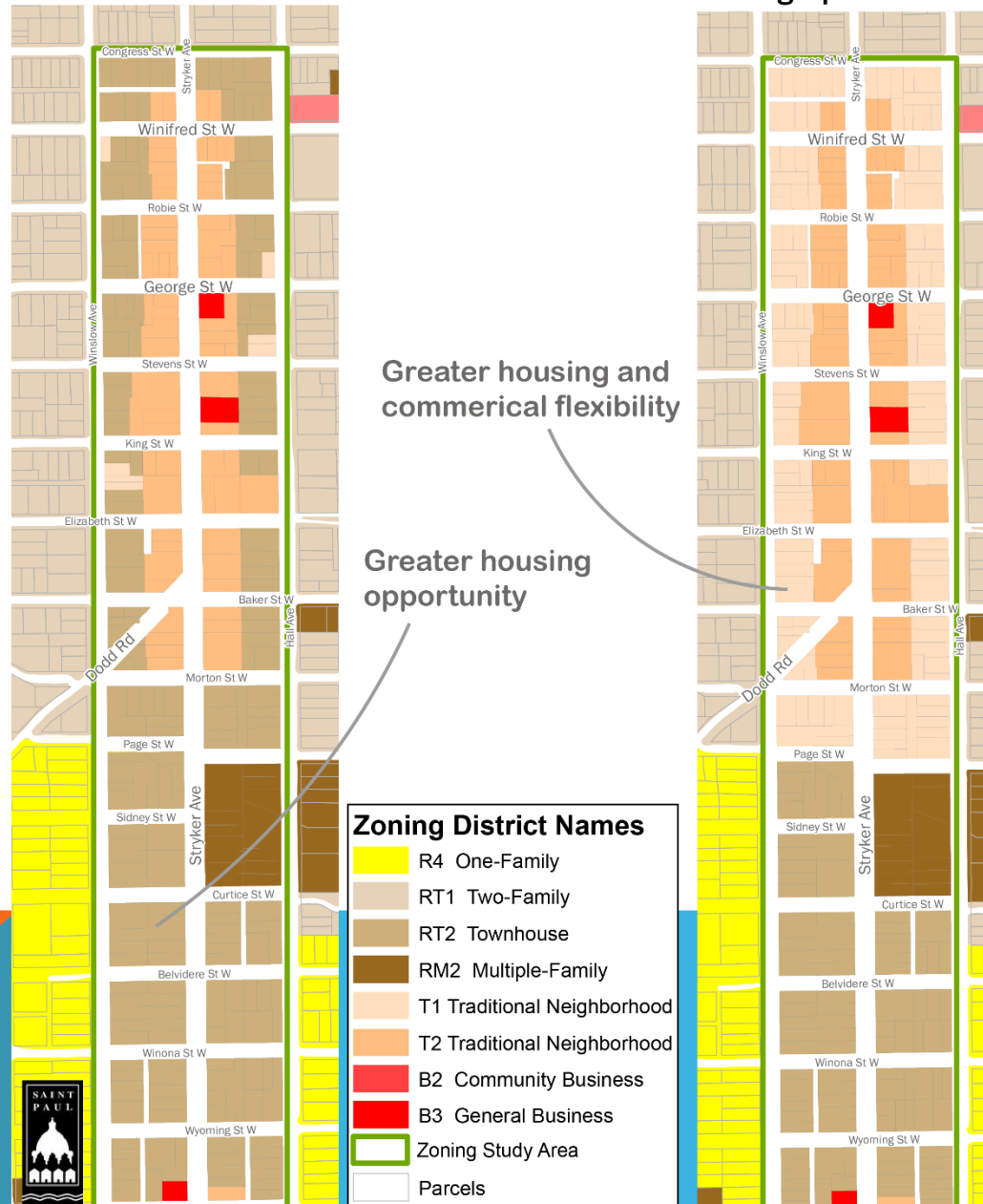
- B2 Community Business
- B3 General Business
- RM2 Multiple-Family (allowable)
- RT1 Two-Family (allowable)
- R4 One-Family

Stryker Avenue Zoning Study: Existing Zoning



Zoning Option 1

Zoning Option 2



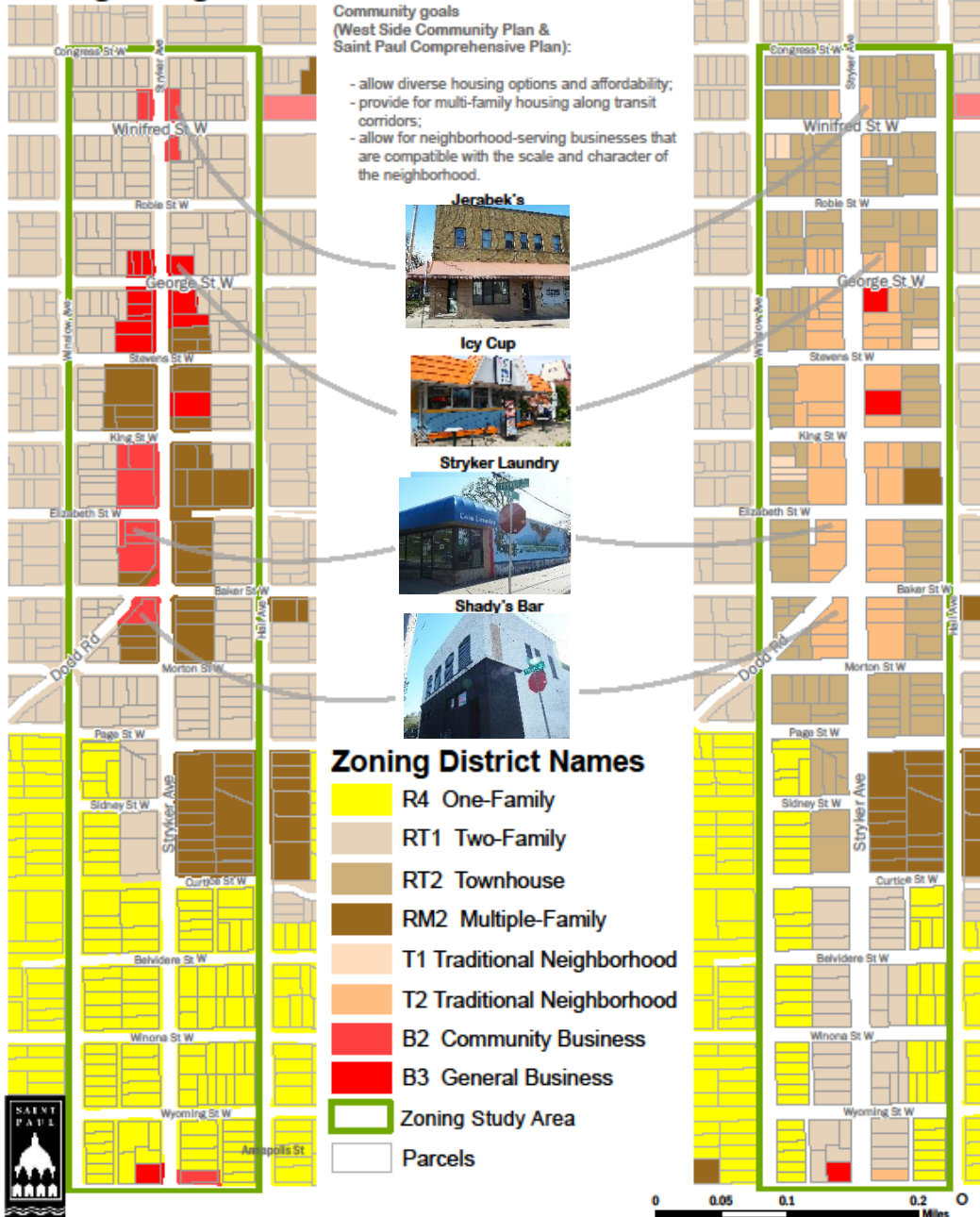
Greater housing and commercial flexibility

Greater housing opportunity



Stryker Avenue Zoning Study: Existing Zoning

Zoning Option 3



CHANGES IN HEIGHT

There would be increases in maximum allowable height for:

- Changes from B2 (30') and B3 (30') to T2 (35')
- Changes from R4 (30') to RT1 (40')

There would also be decreases in maximum allowable height for:

- Changes from RM2 (50') to T2 (35')



PROCESS AND TIMELINE

Action	Tentative Dates*
Comprehensive and Neighborhood Planning Committee Review for preliminary study recommendations	April 3, 2019
Comprehensive and Neighborhood Planning Committee Review study and recommend release for public review	May 29, 2019
Planning Commission Release for public review and set public hearing date	June 14, 2019
Planning Commission Public hearing	July 26, 2019
Comprehensive and Neighborhood Planning Committee Review public hearing testimony, revise study, make recommendation to Planning Commission	August 21, 2019
Planning Commission Final action on recommendation to Mayor and City Council	September 6, 2019
City Council First reading of ordinance	October 2, 2019
City Council Second reading of ordinance	October 9, 2019
City Council Third reading of ordinance	October 16, 2019
City Council Final adoption of ordinance	October 23, 2019
Effective date of ordinance (approx.)	November 29, 2019

*dates are tentative and subject to change

Comments?

Feedback?



QUESTIONS?

www.stpaul.gov/strykerave

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