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
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.
ZONING DISTRICTS AND INTENSITY

Intensity =

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

Images: Marksu Desu and Graphic Tigers
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
Zoning Option 1

Greater housing and commercial flexibility

Greater housing opportunity

Zoning District Names
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business
- B3 General Business
- Zoning Study Area
- Parcels
Stryker Avenue Zoning Study:
Existing Zoning

Community goals
(West Side Community Plan & Saint Paul Comprehensive Plan):
- allow diverse housing options and affordability;
- provide for multi-family housing along transit corridors;
- allow for neighborhood-serving businesses that are compatible with the scale and character of the neighborhood.

Zoning District Names
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business
- B3 General Business
- Zoning Study Area
- Parcels
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

<table>
<thead>
<tr>
<th>Action</th>
<th>Tentative Dates*</th>
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<tbody>
<tr>
<td><strong>Comprehensive and Neighborhood Planning Committee</strong></td>
<td></td>
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<tr>
<td>Review for preliminary study recommendations</td>
<td>April 3, 2019</td>
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<tr>
<td><strong>Comprehensive and Neighborhood Planning Committee</strong></td>
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<tr>
<td>Review study and recommend release for public review</td>
<td>May 29, 2019</td>
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<tr>
<td><strong>Planning Commission</strong></td>
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<tr>
<td>Release for public review and set public hearing date</td>
<td>June 14, 2019</td>
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<tr>
<td><strong>Planning Commission</strong></td>
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<td>Public hearing</td>
<td>July 26, 2019</td>
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<td><strong>Comprehensive and Neighborhood Planning Committee</strong></td>
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<tr>
<td>Review public hearing testimony, revise study, make recommendation</td>
<td>August 21, 2019</td>
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<td>to Planning Commission</td>
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<td><strong>Planning Commission</strong></td>
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<td>Final action on recommendation to Mayor and City Council</td>
<td>September 6, 2019</td>
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<td><strong>City Council</strong></td>
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<td>First reading of ordinance</td>
<td>October 2, 2019</td>
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<td><strong>City Council</strong></td>
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<td>Second reading of ordinance</td>
<td>October 9, 2019</td>
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<td><strong>City Council</strong></td>
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<td>Third reading of ordinance</td>
<td>October 16, 2019</td>
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<td><strong>City Council</strong></td>
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<td>Final adoption of ordinance</td>
<td>October 23, 2019</td>
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<td><strong>Effective date of ordinance (approx.)</strong></td>
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<td>November 29, 2019</td>
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*dates are tentative and subject to change
Comments?
Feedback?
QUESTIONS?

www.stpaul.gov/strykerave

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