



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

Date: November 22, 2017

To: Comprehensive Planning & Neighborhood Planning Committee

From: Kady Dadlez, 266-6619

Re: Union Park Community Plan – Amendment

The Union Park Community Plan was recommended by the Planning Commission in September 2016 and adopted by the City Council in November 2016. The plan can be found here:  
<https://www.stpaul.gov/departments/planning-economic-development/planning/neighborhood-plans>

One of the land use strategies in the plan, LU1.4, called for Union Park District Council and Lexington Hamline Community Council to initiate a community process to determine priorities for the future of Selby Avenue from Ayd Mill Road to Lexington Avenue that evaluates appropriate uses and zoning districts. Strategy LU1.4 stemmed from another strategy in the draft plan that called for support of zoning studies and adjustments along Snelling Avenue and Marshall and Selby Avenues east of Snelling to encourage more traditional neighborhood, mixed use zoning where appropriate, strategy LU1.1. Land use strategy LU1.1 is in the adopted plan but only refers to Snelling and Marshall Avenues, not Selby Avenue.

The community process undertaken in spring 2017 to determine priorities for Selby Avenue that was called for in strategy LU1.4 resulted in an agreement of a strategy to replace LU1.4 in the Union Park Community Plan. The attached letter from the Union Park District Council conveys the language for the new strategy and provides information on the community process undertaken to develop it.

**Staff Recommendation to the Comprehensive Planning and Neighborhood Planning Committee**

Staff recommends amending the Union Park Community Plan by replacing the existing language, struck out below, with the proposed language, underlined below. Staff recommends the Comprehensive Planning and Neighborhood Planning Committee recommend the Planning Commission release the amendment for public review and schedule a public hearing for January 26, 2018.

~~LU1.4 Union Park Community Council, in conjunction with Lexington Hamline Community Council, will initiate a community process to determine priorities for the future of Selby Avenue from Ayd Mill Road to Lexington Avenue that evaluates appropriate uses and zoning districts.~~

LU1.4 Smaller scale residential and smaller scale commercial uses are the most appropriate uses for the predominantly residential mixed-used corridor of Selby Avenue between Lexington Parkway and Ayd

Mill Road. If new development should occur in this segment, it would preferably occur at existing commercially-zoned nodes.



**UNION PARK DISTRICT COUNCIL**

161 Snelling Avenue North, Saint Paul, MN 55104

651.645.6887 | [info@unionparkdc.org](mailto:info@unionparkdc.org) | [www.unionparkdc.org](http://www.unionparkdc.org)

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June 8, 2017

Kady Dadlez  
Department of Planning and Economic Development  
City of Saint Paul  
25 West 4th Street  
St. Paul, MN 55102

Dear Kady:

At its regular meeting on June 7, 2017, the Union Park District Council Board approved the following addendum to the Union Park District Council ten-year district plan:

**The community process referenced in LU1.4 indicated that smaller scale residential and smaller scale commercial uses are the most appropriate uses for the predominantly residential mixed-used corridor of Selby Avenue between Lexington Parkway and Ayd Mill Road. If new development should occur in this segment, it would preferably occur at existing commercially-zoned nodes.**

This addendum was prepared and approved based upon survey data obtained from 58 residents of the Lexington-Hamline neighborhood of Union Park, 57% of which expressed a desire to keep current uses along Selby with no changes in zoning.

In evaluating the survey responses, the Lexington-Hamline Community Council found that residents strongly prefer maintaining the current zoning of Selby Avenue between Lexington Parkway and Ayd Mill Road as a residential street with business nodes limited to intersections. Residents expressed that increased development along Selby Avenue could negatively impact the character and livability of the neighborhood, in part because Selby Avenue was not designed to facilitate the higher traffic and parking requirements that development would require.

Thank you so much for your help throughout this process. Please let me know if there is anything else I need to do in order to have this addendum approved for our ten-year district plan.

Sincerely,

Julie Reiter, Executive Director  
Union Park District Council

