

# West Marshall Avenue Zoning Study

Saint Paul Planning Commission

August 10, 2018

# Today's Presentation

- Quick background on the zoning study
- Summary of public hearing comments
- Zoning recommendations

## Planning Commission Action Today

- Adopt resolution amending study area boundary and recommending zoning changes and forward to the Mayor and City Council for adoption

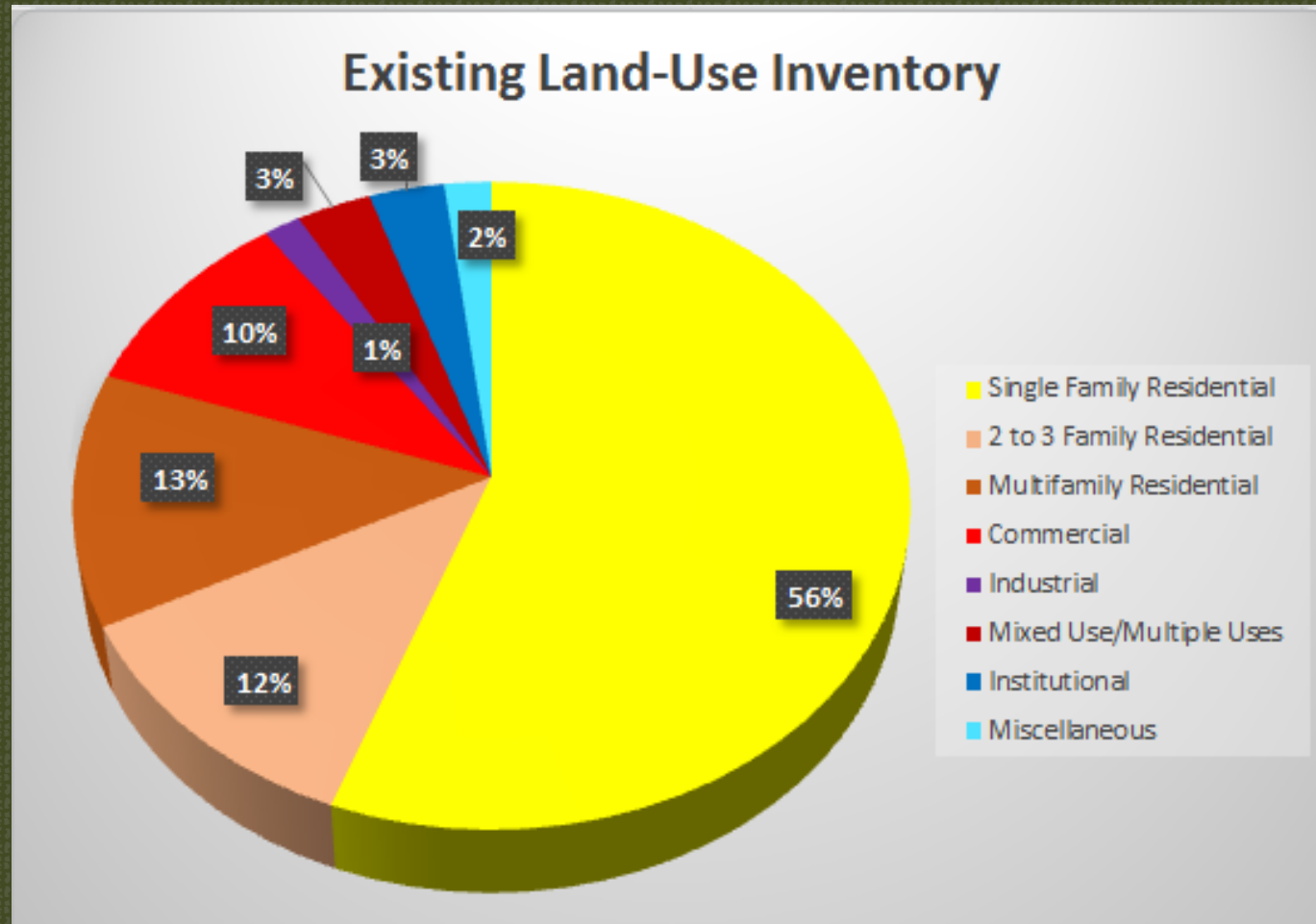
# Study Background

- City Council initiated study in October 2017
- Precipitated by development pressures: proximity to transit, demand for housing, student housing, proximity to soccer stadium
  - Recently approved apartment project at Marshall and Moore raised concerns about preserving older homes, height, density, character, design, student housing
- Study area is from Mississippi River to Hamline Avenue in the Union Park Neighborhood

# Study Background

- Moratorium on development along the avenue until October 2018 – six blocks
- Historic Survey being undertaken, results in fall 2018
- Community meetings held in February, April, and June 2018
- Study is informed by neighborhood plan and the current and draft comprehensive plans

# Existing Land Use



# Existing Land Use

- Marshall Avenue
  - west of Snelling a residential corridor
  - Snelling intersection is a mixed-use corridor
  - east of Snelling is a mix of industrial, commercial, institutional, and residential
- 80 percent of parcels are residential
  - ≈ 70 percent are 1 to 3-family uses
  - 10+ percent are multifamily uses
- Commercial uses generally focused at Cretin, Cleveland, Snelling, and Snelling to Hamline

# Primary Recommendations

- Maintain West Marshall, a transit corridor, as an appropriate place for a range of housing options including apartments
- Create opportunities to increase density
- Introduce more traditional neighborhood zoning: transit oriented development has a mix of uses and traditional urban form to support transit
  - South of Town & Country Club
  - Key intersections and blocks
  - East of Snelling

# Summary of Public Hearing Comments Received

**17 people spoke at the public hearing on June 29, 2018**

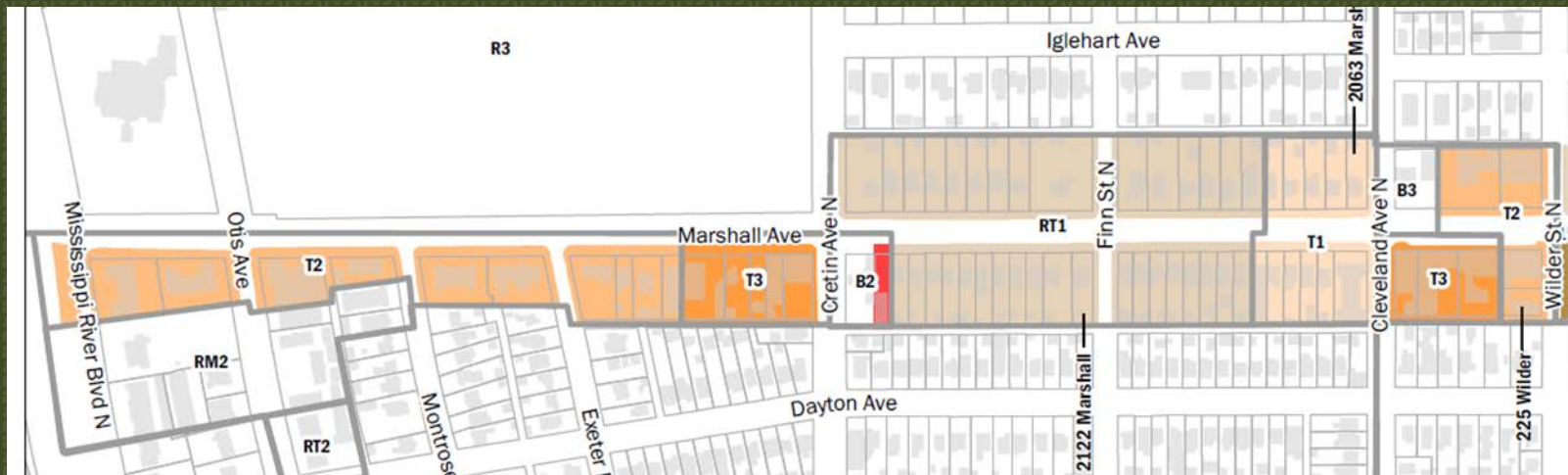
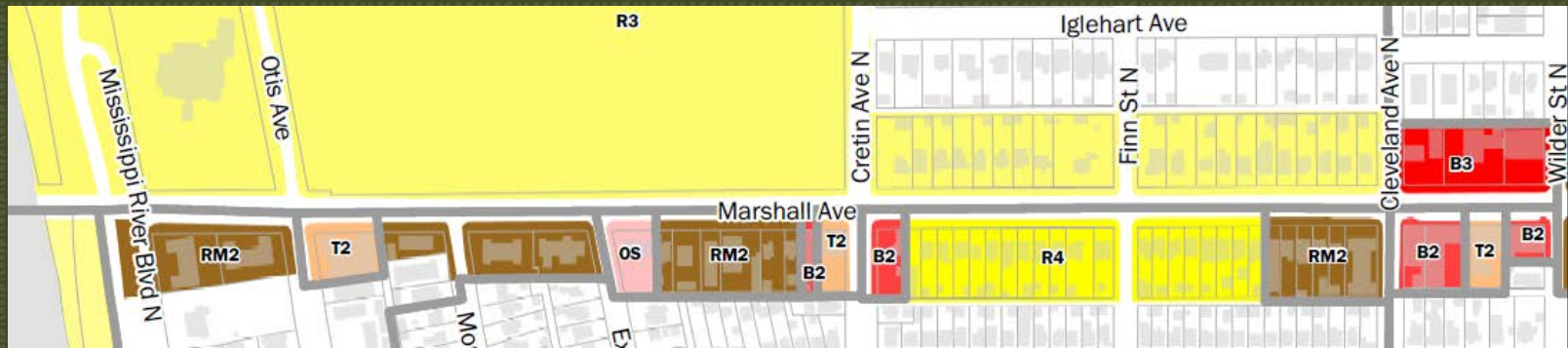
- summary in zoning study

**78 written comments were received**

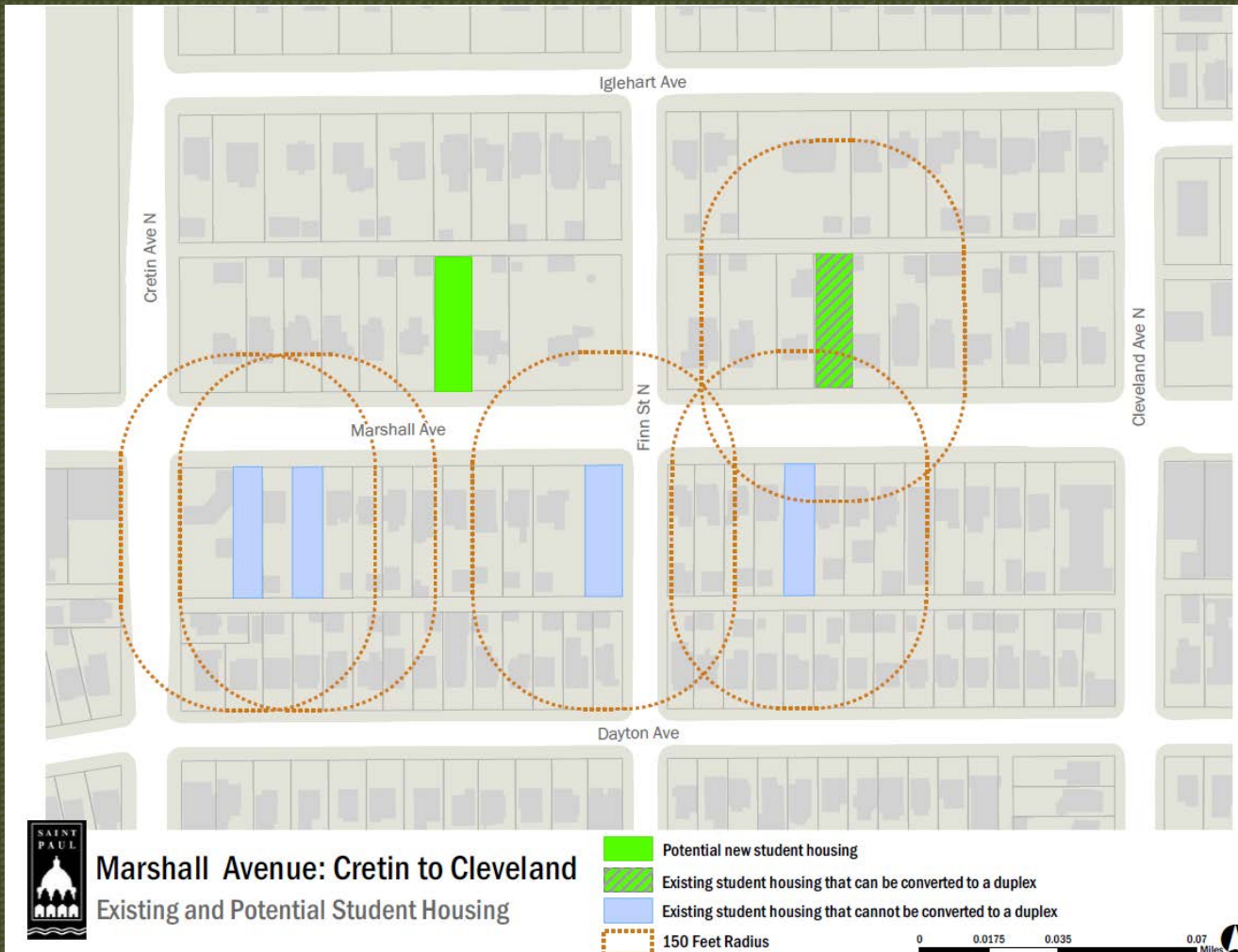
- 42 supported revisions recommended by Union Park
  - 12 opposed downzoning along the avenue
  - Port Authority expressed concern for loss of I1 zoning
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- All comments considered in making staff recommendations
  - Recommendations strike a balance of density and uses



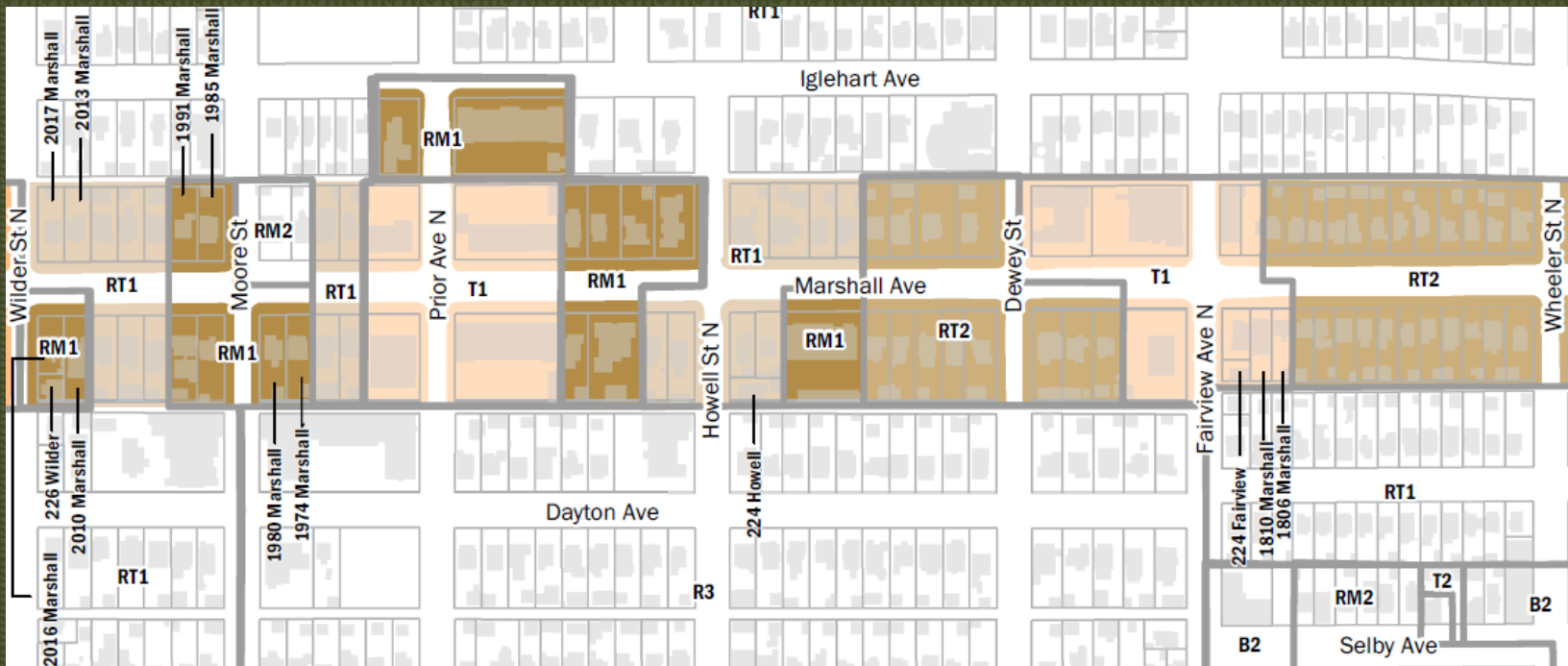
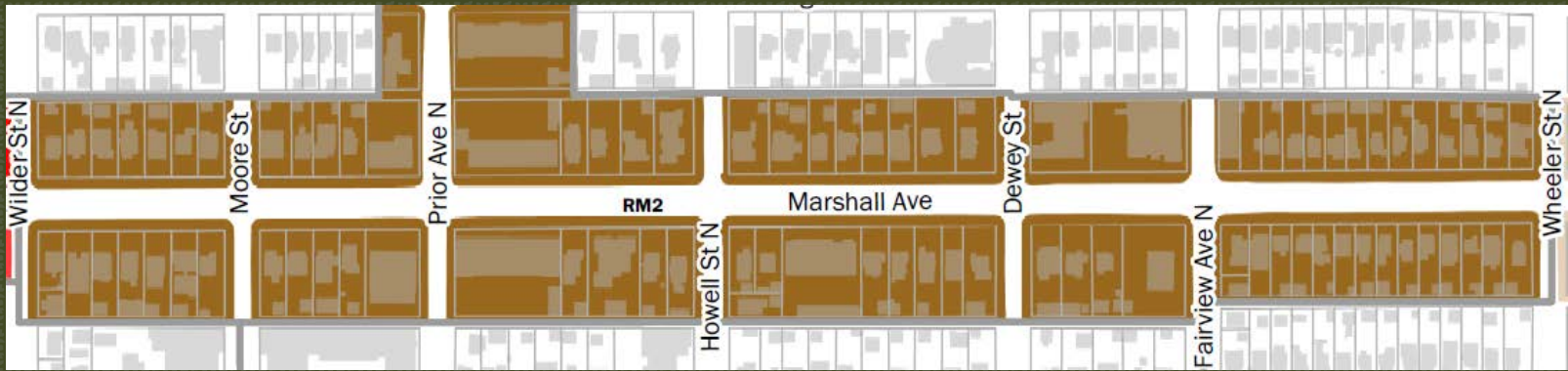
# River to Wilder ~ Existing and Proposed Zoning



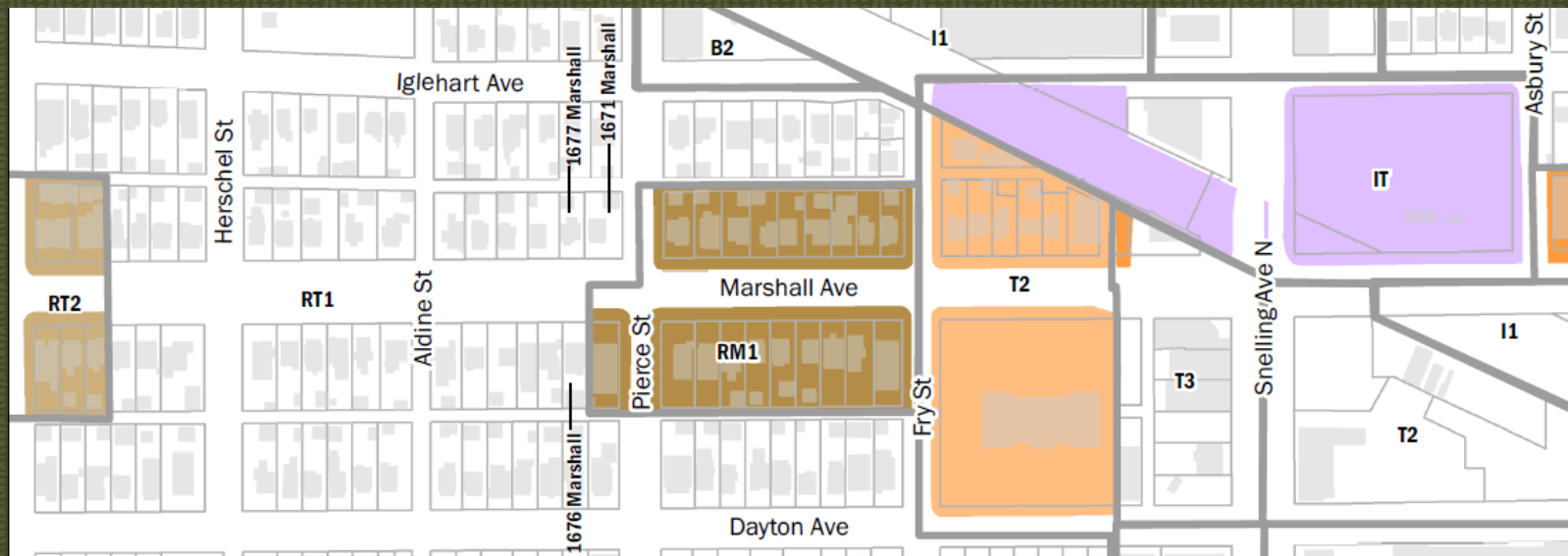
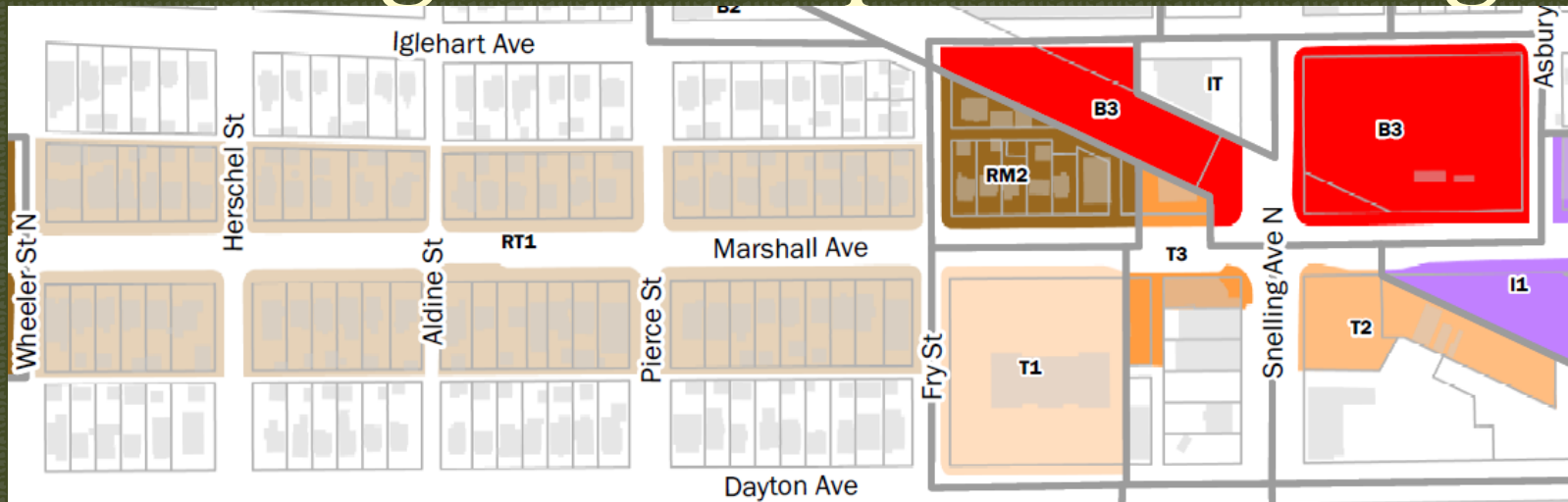
# Existing and Potential Student Housing



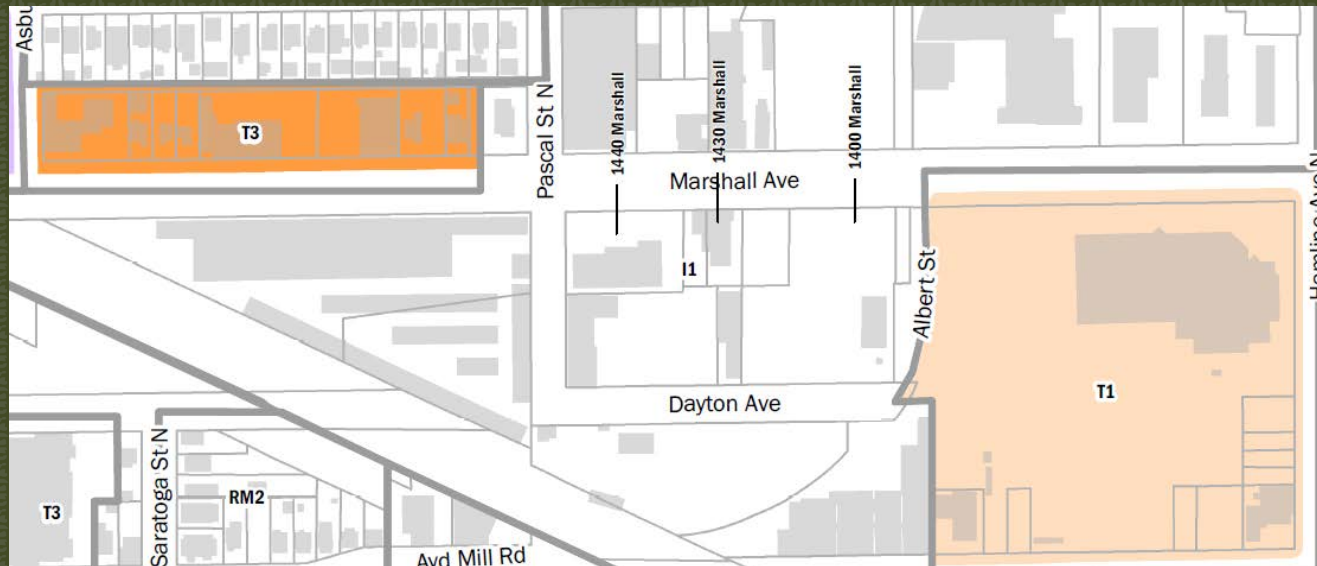
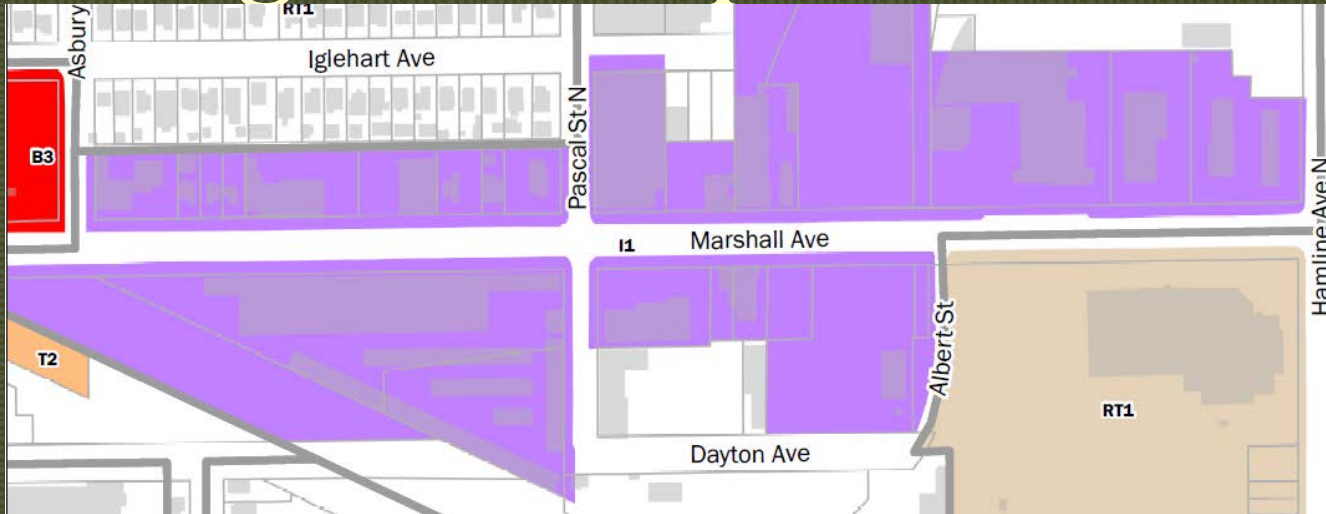
# Wilder to Wheeler ~ Existing and Proposed Zoning



# Wheeler to Asbury ~ Existing and Proposed Zoning



# Asbury to Hamline ~ Existing and Proposed Zoning



# Planning Commission Action

- Amend the study area to include property at 225 Wilder Street
- Adopt resolution amending the study area and recommending the proposed zoning changes and forward to the Mayor and City Council for adoption

Project Website  
[www.stpaul.gov/westmarshall](http://www.stpaul.gov/westmarshall)

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*Thank You*

# Process and Timeline

<b>West Marshall Avenue Zoning Study – time line for public review and adoption</b>	
	<b>Scenario 1</b>
<b>Comprehensive and Neighborhood Planning Committee</b> - Review preliminary study recommendations	April 18 -packet by April 11
<b>Comprehensive and Neighborhood Planning Committee</b> - Recommend release for public review	May 2 -packet by April 25
<b>Planning Commission</b> - Release for public review and set public hearing	May 18 -packet by May 11
<b>Planning Commission</b> - Public hearing	June 29
<b>Comprehensive and Neighborhood Planning Committee</b> - Review public hearing testimony, revise study, make recommendation	July 25 -packet by July 18 -July 11 possible, packet by July 5 (but only three days from public hearing)
<b>Planning Commission</b> - Final action on recommendation	August 10 -packet by August 3
<b>City Council</b> -First reading of ordinance	September 5 -approved for agenda by August 29
<b>City Council</b> - Second reading of ordinance	September 12
<b>City Council</b> -Third reading -Public hearing (either 1 <sup>st</sup> or 3 <sup>rd</sup> Wednesday of the month)	September 19
<b>City Council</b> - Final adoption of ordinance	September 26
<b>Effective date of ordinance (approximate)</b>	<b>October 31</b>