

West Marshall Avenue Zoning Study

Saint Paul Planning Commission

May 18, 2018

Today's Presentation

- Background on the study
- Existing land use and zoning
- Zoning recommendations

Action Today

- Release the study for review, set a public hearing date, and amend study the area

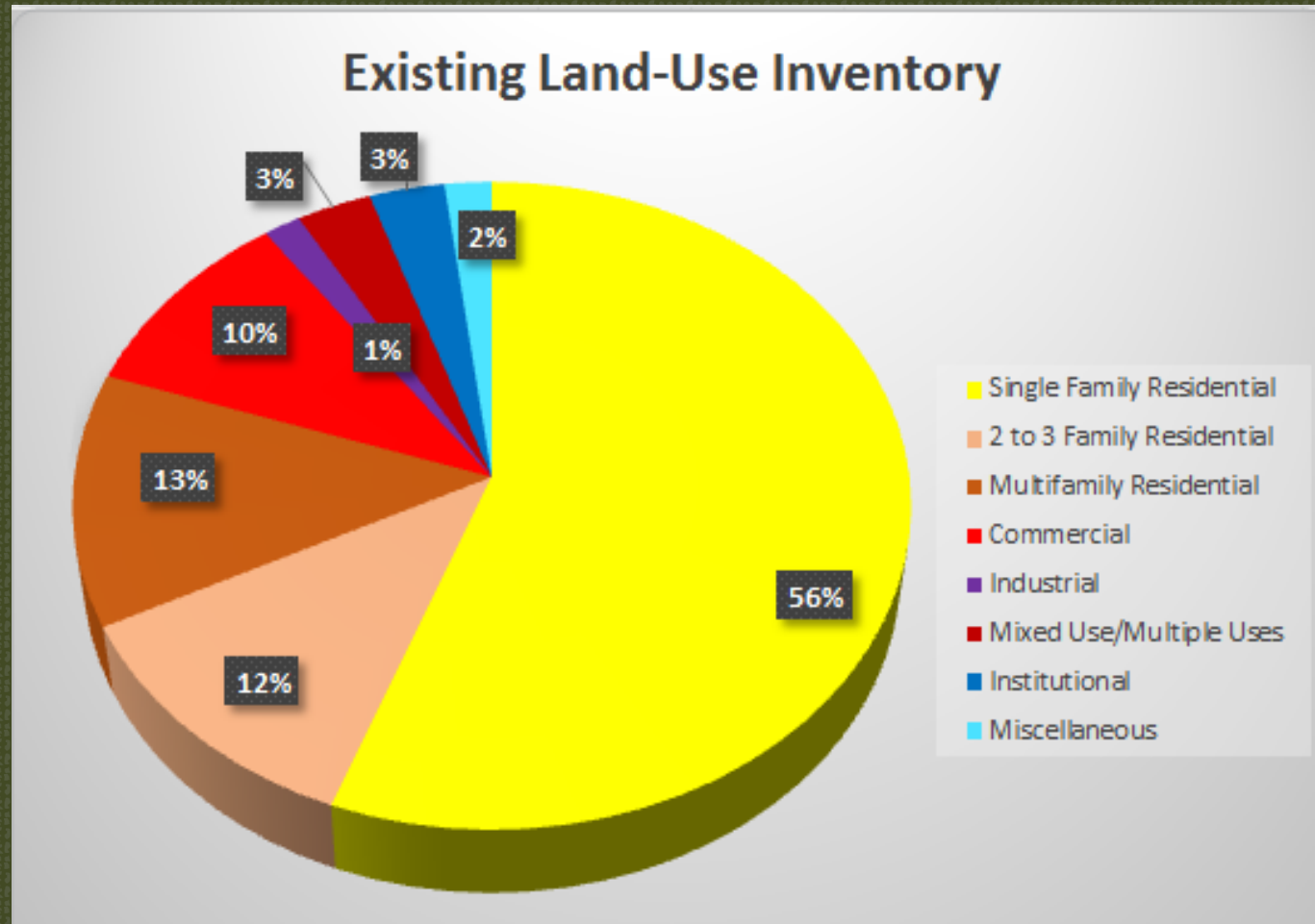
Study Background

- City Council Study initiated 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
- 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 and April 2018
- June 5, 2018 community meeting planned
- Study is informed by neighborhood plan, current, and draft comprehensive plans

Existing Land Use



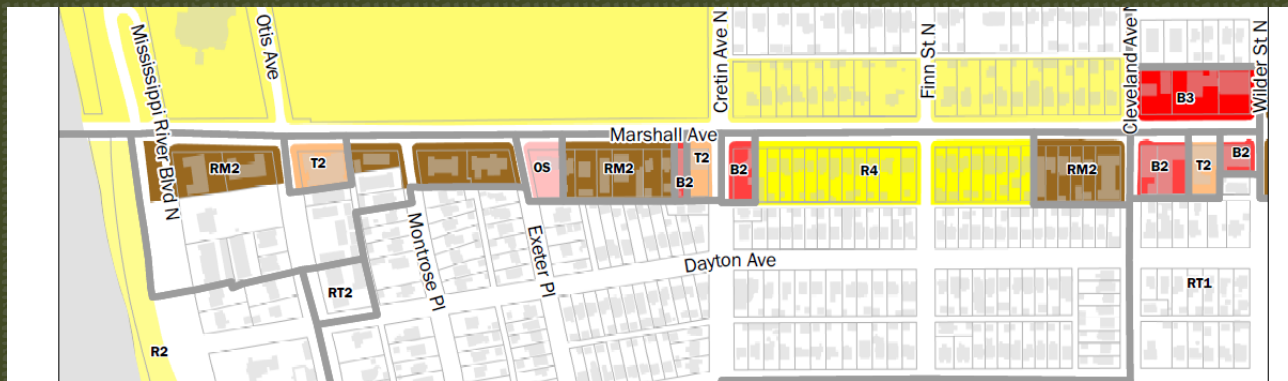
Existing Land Use

- 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
- Traditional neighborhood zoning: transit oriented development includes a mix of uses and traditional urban form to support transit
 - South of Town & Country Club
 - Key intersections and blocks
 - East of Snelling

River to Wilder Proposed and Existing Zoning



Zoning districts in study area are shaded in colors below; balance of zoning shown with white background.

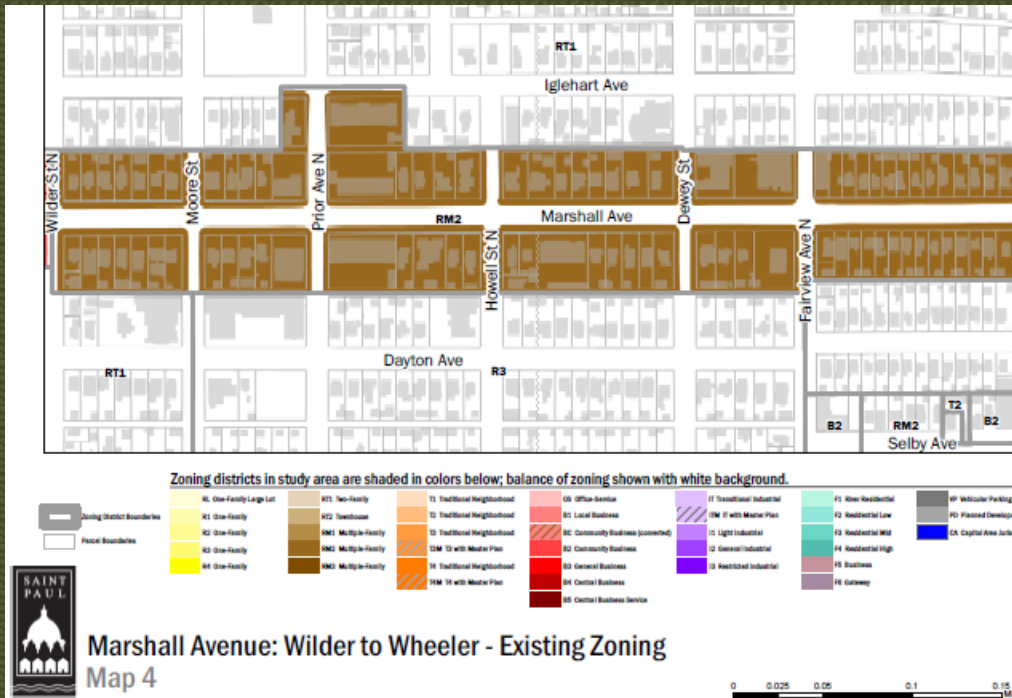


Marshall Avenue: River to Wilder - Existing Zoning

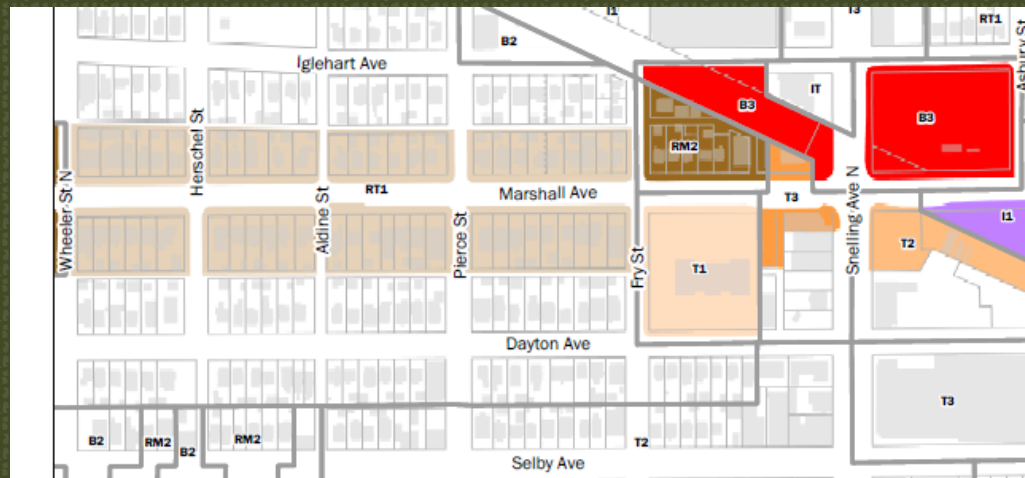
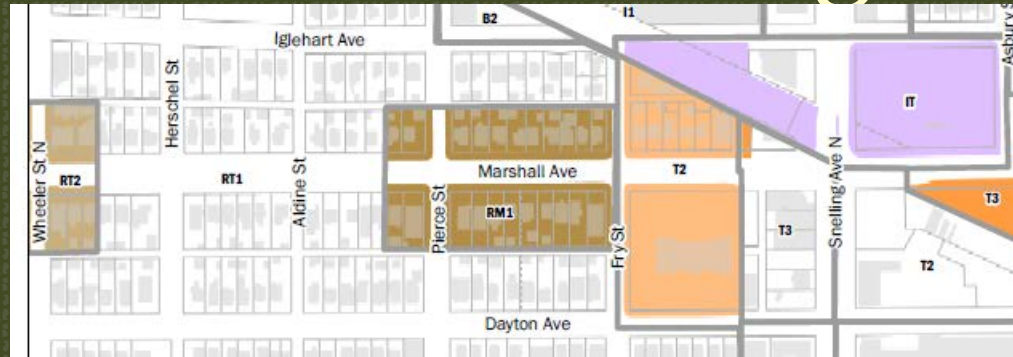
MAP 1



Wilder to Wheeler Proposed and Existing Zoning



Wheeler to Asbury Proposed and Existing Zoning



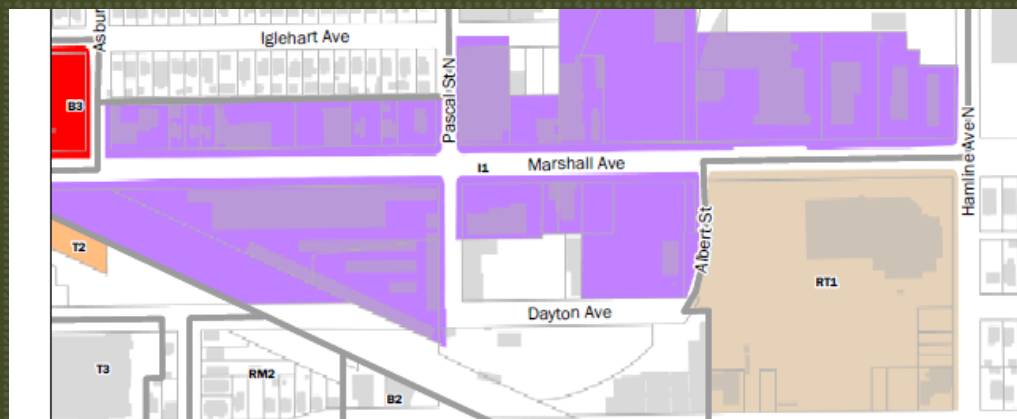
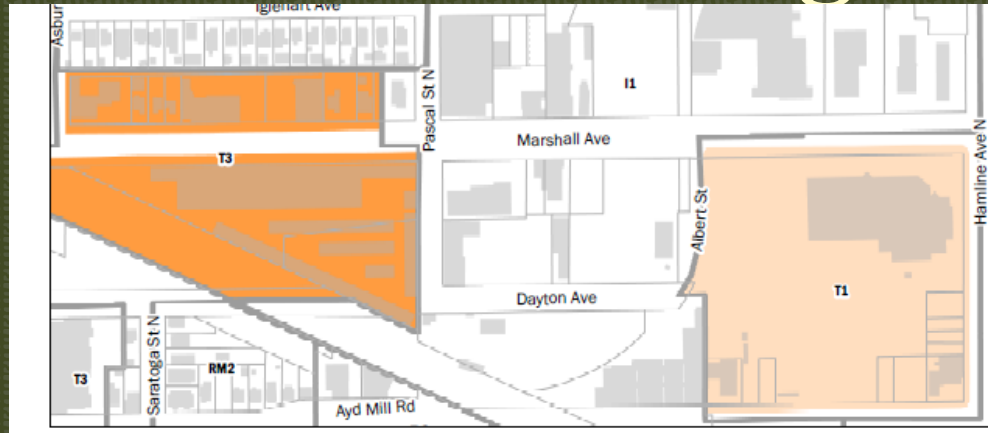
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Marshall Avenue: Wheeler to Asbury - Existing Zoning
Map 7



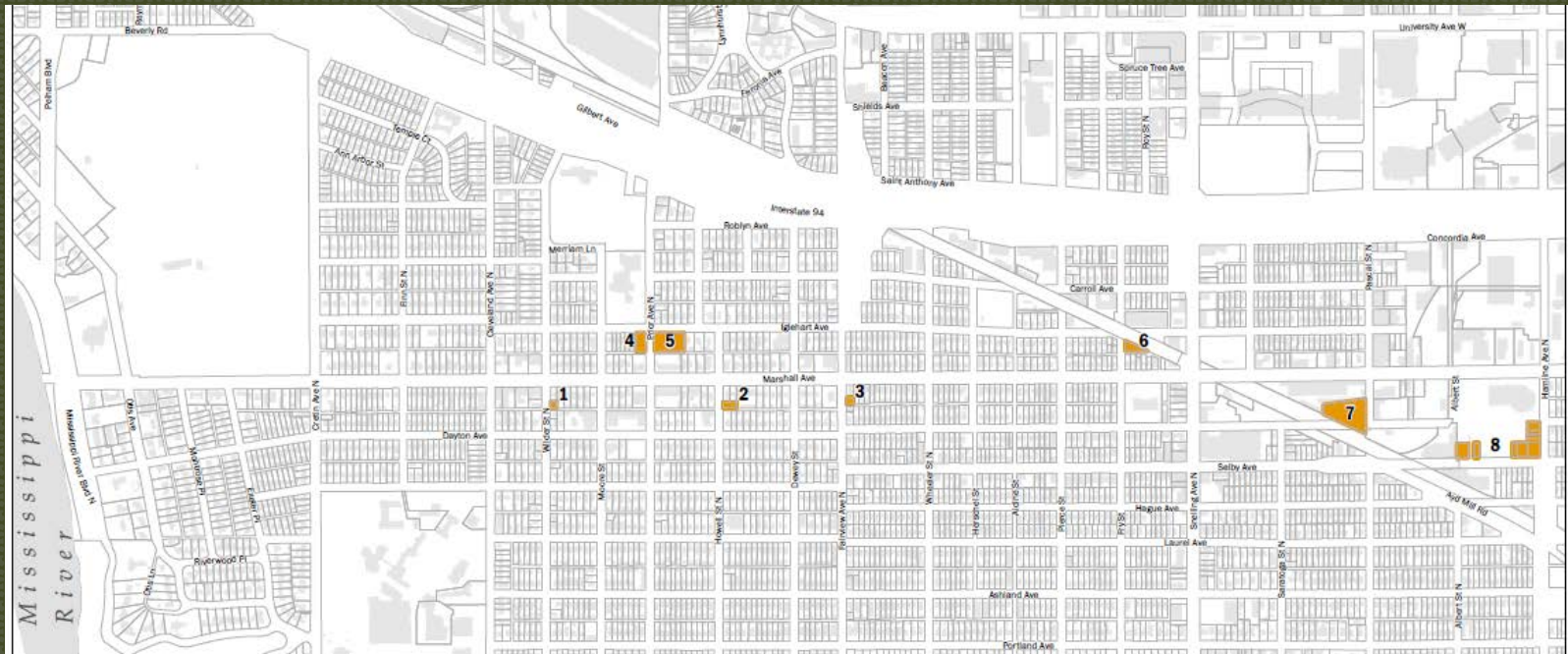
Asbury to Hamline Proposed and Existing Zoning



Zoning districts in study area are shaded in colors below; balance of zoning shown with white background.



Parcels added to study area



Planning Commission Action

- Release the West Marshall Avenue Zoning Study for review and set a public hearing date for June 29, 2018
- Adopt resolution amending the study area to include several parcels not fronting on Marshall Avenue

Project Website
www.stpaul.gov/westmarshall

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Thank You

Process and Timeline

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