SOUTH SNELLING ZONING STUDY AREA

- Study area:
  - Blocks adjacent to Snelling Avenue between Concordia Avenue and Ford Parkway
  - Block w/in approx. \( \frac{1}{4} \) mile of Snelling on major cross streets
KEY QUESTIONS ASKED

• What does the area look like today?
• What types of changes are we seeing?
• Other important long-term trends?
• What does our Comprehensive Plan say?
• What do area and neighborhood plans say?
STUDY AREA TODAY

- Mix of uses along Snelling, more heavily commercial at north end
- Zoning largely reflects underlying uses
- Quick transition to ‘Established Neighborhoods’ away from Snelling, particularly on south end of study area
CHANGES AND TRENDS

- **A-Line** (Frequent service, Train-like features, Enhanced stations)
- Market supporting investment, a variety of use and development types
- Population growth, mode-shift
Saint Paul Comprehensive Plan (2010)

- Snelling as a Mixed-Use Corridor
- Supports higher densities, mixed-use zoning
NEIGHBORHOOD PLANS

**District Plans**
(2001-2007)

- Three District Councils, four plans
- Support strategic land use intensification
- Focus commercial uses at existing nodes
OVERVIEW OF STAFF FINDINGS

- B2, RM2 (current) to T2 (future) on Snelling and at existing nodes
- Limited B3, B2 to T3 north of Selby and at Grand, Saint Clair, and Randolph
- R4 to T1 for properties fronting (i.e. facing) Snelling
- Maintain current zoning in ‘Established Neighborhoods’
SNELLING AND DAYTON
(POTENTIAL CHANGES)

- Rezone B3 to T3 proposed North of the Soo Line Rail Spur.
- Rezone B2 and RM2 to T2 proposed south of the Soo Line Rail Spur.
SNELLING AND GRAND (EXISTING ZONING)
SNELLING AND DAYTON
(POTENTIAL CHANGES)

- Rezone B2 and RM2 to T3 at parcels closest to the BRT stop.
- Rezone OS, B2, and B3 to T2 north of summit.
- Rezone Macalester Parcels along summit to RM1. This zoning change will eliminate the 25’ height limit for T zoned parcels on grand.
SNELLING AND ST. CLAIR
(EXISTING ZONING)
SNELLING AND ST. CLAIR
(POTENTIAL CHANGES)

- Rezone B2 to T2 and T3
- Rezone R4 parcels that front Snelling to T1.
- Rezone R4 parcels with surface parking to T2 to make them conforming.
SNELLING AND RANDOLPH (POTENTIAL CHANGES)

- Rezone corners from B2 to T3
- Rezone RM2, B2, B3, B1, and OS to T2
- Downzone RM2 with single family houses near the Walgreens parcel to RT2 so that there is a 25’ height limit at the property line abutting these uses.
SNELLING AND HIGHLAND PKWY
(EXISTING ZONING)
SNELLING AND HIGHLAND PKWY (POTENTIAL CHANGES)

- Rezone OS, B1, B2, B3, and RM2 to T2.
- Rezone Gloria Dei Church to T1. The rezoning would make it possible to establish accessory commercial uses.
WHY TRADITIONAL NEIGHBORHOOD ZONING?

• Higher design standards
• Allow mix of uses
• Development pattern more conducive to walking, biking, transit
• Introduces residential uses to commercial areas

T1 – Mixed use, low density

T2 – Mixed use, medium density

T3 – Mixed use, medium-high density
WHAT IT MEANS

• Zoning change DOES NOT EQUAL land use change
• Very limited non-conforming uses (auto body and repair) created
• Strip-style commercial development does not meet ‘T’ district design criteria; major physical changes to some sites would require additional zoning approvals under ‘T’ zoning
• All development would still require zoning approvals
• Zoning is just one factor influencing how our city develops