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Selby Avenue Mixed-Use Zoning Workshop

City of Saint Paul

September 23, 2026
MLK Rec Center



Selby Ave Workshop

Agenda

- **Welcome/Introductions**
- Project Summary
- Land Use, Zoning, and Transit
- Selby Recommendations
- General Questions
- Map Activity and Small Group Discussion
- Wrap Up 7:30

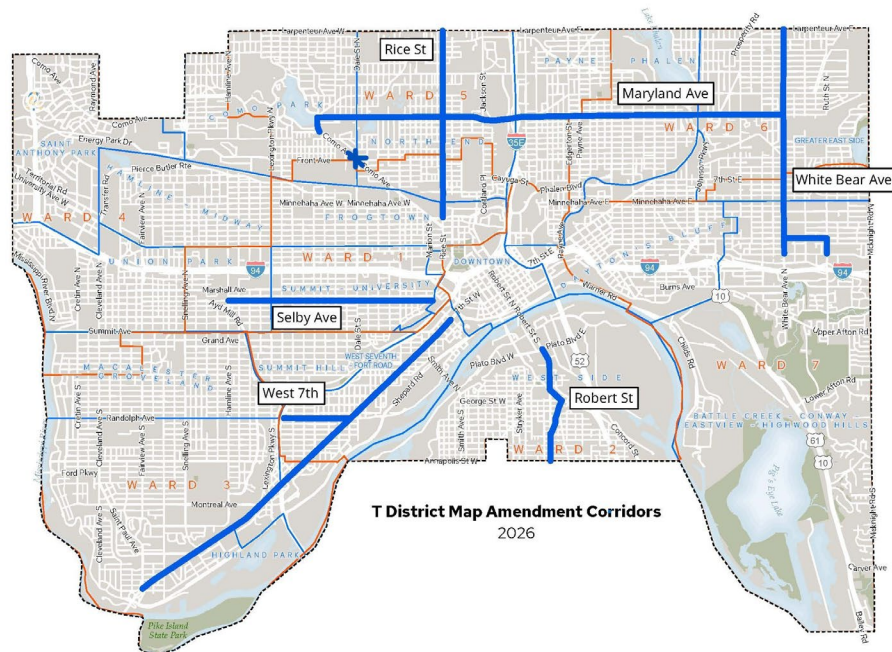




Project Summary

T Districts Map Amendments

- 6 corridors, aligned with bus rapid transit (BRT) improvements either coming soon or completed
- Adding more mixed-use zoning (traditional neighborhood districts) along all six corridors
 - Text amendments completed 2025
- Online engagement and community workshops for each corridor
- Recommended rezonings come forth as a package to Planning Commission and City Council in the next few months





How do transit and land use support each other?

- **High-quality transit supports walkable neighborhoods.**
A frequent, reliable bus is one that more people will ride to work, school, errands, and local businesses – *if* those places are where the bus is going or a connection is easy.
- 2040 Comprehensive Plan:
 - Policy LU-1. Encourage **transit-supportive density** and direct the majority of growth to areas with the highest existing or planned transit capacity.
 - Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to **meet their daily needs within walking distance** and improves equitable access to amenities, retail and services.



Image: Pioneer Press



Why does adding more mixed-use zoning work?

- **Comp Plan:** "...development that enables people to **meet their daily needs within walking distance** and improves equitable access to amenities, retail and services."
- Allowing a **variety of uses** near transit stops/along corridors increases the likelihood that people will be able to access the things they need via transit, but also by foot, bike, or micromobility.
- Allowing more **housing** near transit stops allows more people to go car-light or car-free and provides more people nearby to attract amenities that the whole neighborhood can benefit from.
 - Example: Snelling and Marshall Whole Foods
- Provides new opportunities for **businesses** of many sizes to launch and locate in Saint Paul.



How does the City shape land use?

Zoning

- Every property in the city is within a zoning district.
- Every zoning district has:
 - A list of allowed uses (housing types, business types, etc.)
 - Limits on how tall and how large a new building can be
 - Other rules depending on the district
- A property's zoning can only change if the city allows it, so the above rules for a given property don't change very often.

Plans

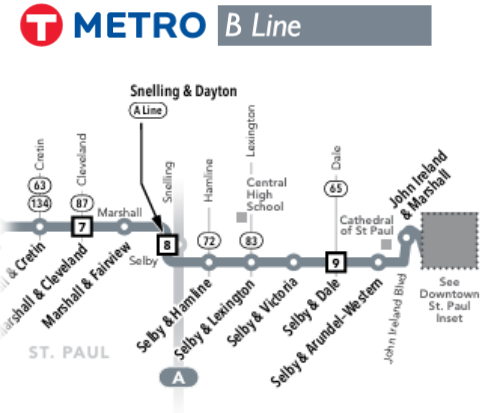
- **Comprehensive Plan:** The City's long-term (20-year) outlook includes land use and helps guide zoning decisions.
- **District plans** help make the Comp Plan's broad policies specific.
- **Small area plans** zero in on a specific area.



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Planning and Project Timeline

- Summit-University District Plan (2009)
- **Union Park Community Plan** (2016)
 - LU1.1. "...encourage more traditional neighborhood, mixed-use zoning where appropriate."
 - **2018 update** regarding western end of corridor
- **2040 Comprehensive Plan** (2020)
 - Multiple supportive policies
- **T Districts Text Amendments** adopted (June 2025)
 - Council calls for T Districts along BRT corridors
- **T Districts Map Amendments** initiated by City Council (Dec. 2025)
- Rondo Small Area Plan (adoption in progress)
- 2050 Comprehensive Plan (engagement starting now!)





What are Traditional Neighborhood (T) Districts?

T1, T2, T3

Overview

- Encourage compact, mixed-use development
- Improve walkability at nodes and along corridors
- Permit dense development to support transit ridership
- Allow for more flexible uses for existing buildings
- Include architectural design standards for new development
- Include incentives for affordable housing



Traditional Neighborhood (T) Districts

T1

T1: Neighborhood flexibility

- Small-scale commercial and mixed-use – can be the neighborhood grocery store, coffee shop, retail store on the first floor and apartments above.
 - No bars, restaurants, or more intense uses.
- Allows all kinds of housing.
- Size limits also mean that it's a great fit for schools and religious institutions.
- Height limit: 35 feet

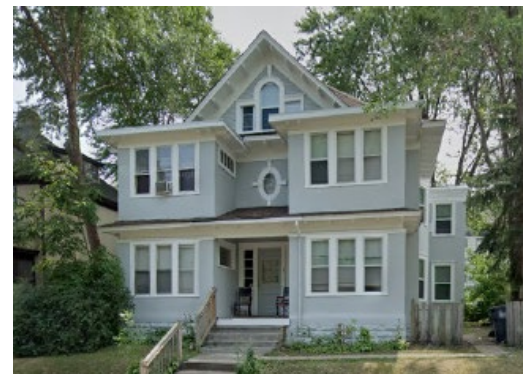


Image: Google Street View



Traditional Neighborhood (T) Districts

T2, T3

T2 and T3: More options; more density

- Wider variety of retail, restaurants, bars, breweries. Services like dry cleaning, health/sports clubs, veterinary clinics.
- **T2** allows all kinds of housing, **T3** does not allow small-scale housing. Like T1, business and housing can mix in the same building.
- **T2** height limit: 35 feet. **T3** height limit: 55 feet.
- Parcel assembly or smaller development on smaller parcels.



Image: LoopNet



Medium-Density Multiple-Family Residential RM2

RM2: Residential only; no commercial

- Multiple-family residential and supportive, complementary uses, including single-family and small-scale housing.
- Supports pedestrian- and transit-oriented residential development and provides for infill housing to meet a variety of housing needs.
- Height limit: 50 feet.
- Parcel assembly or smaller development on smaller parcels.



Image: ApartmentFinder

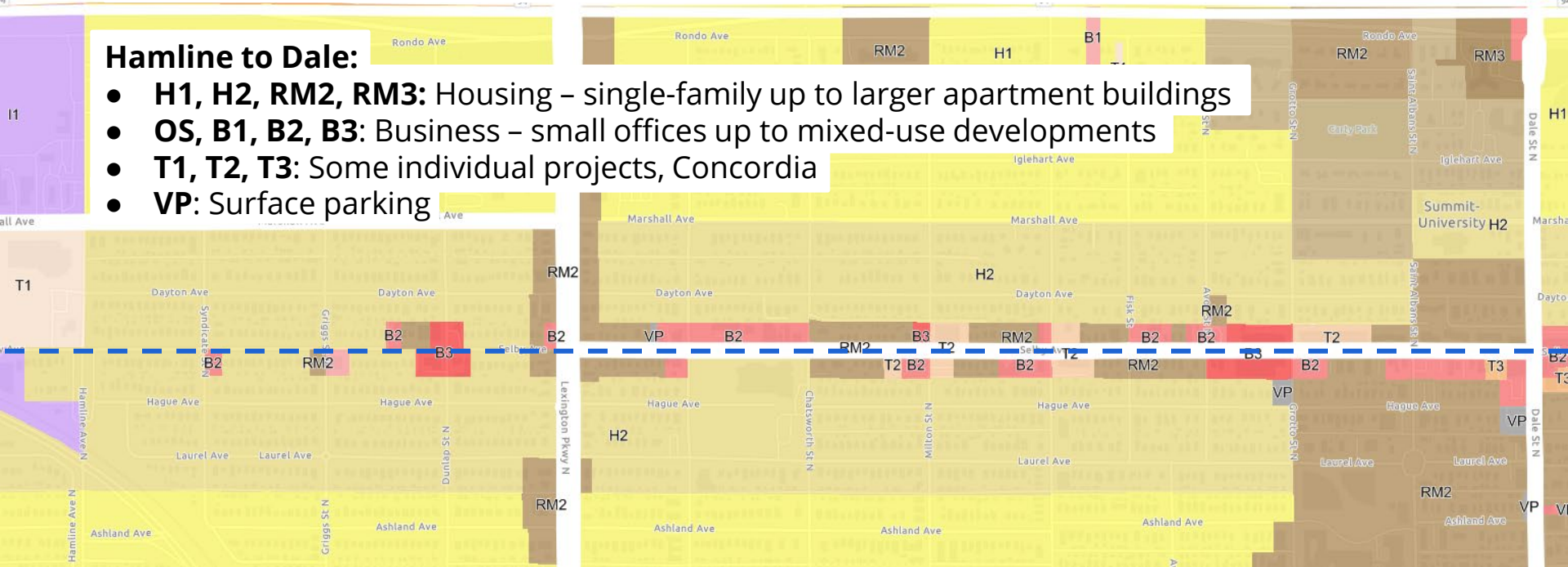


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What zoning districts are on/near Selby today?

Hamline to Dale:

- **H1, H2, RM2, RM3:** Housing – single-family up to larger apartment buildings
- **OS, B1, B2, B3:** Business – small offices up to mixed-use developments
- **T1, T2, T3:** Some individual projects, Concordia
- **VP:** Surface parking



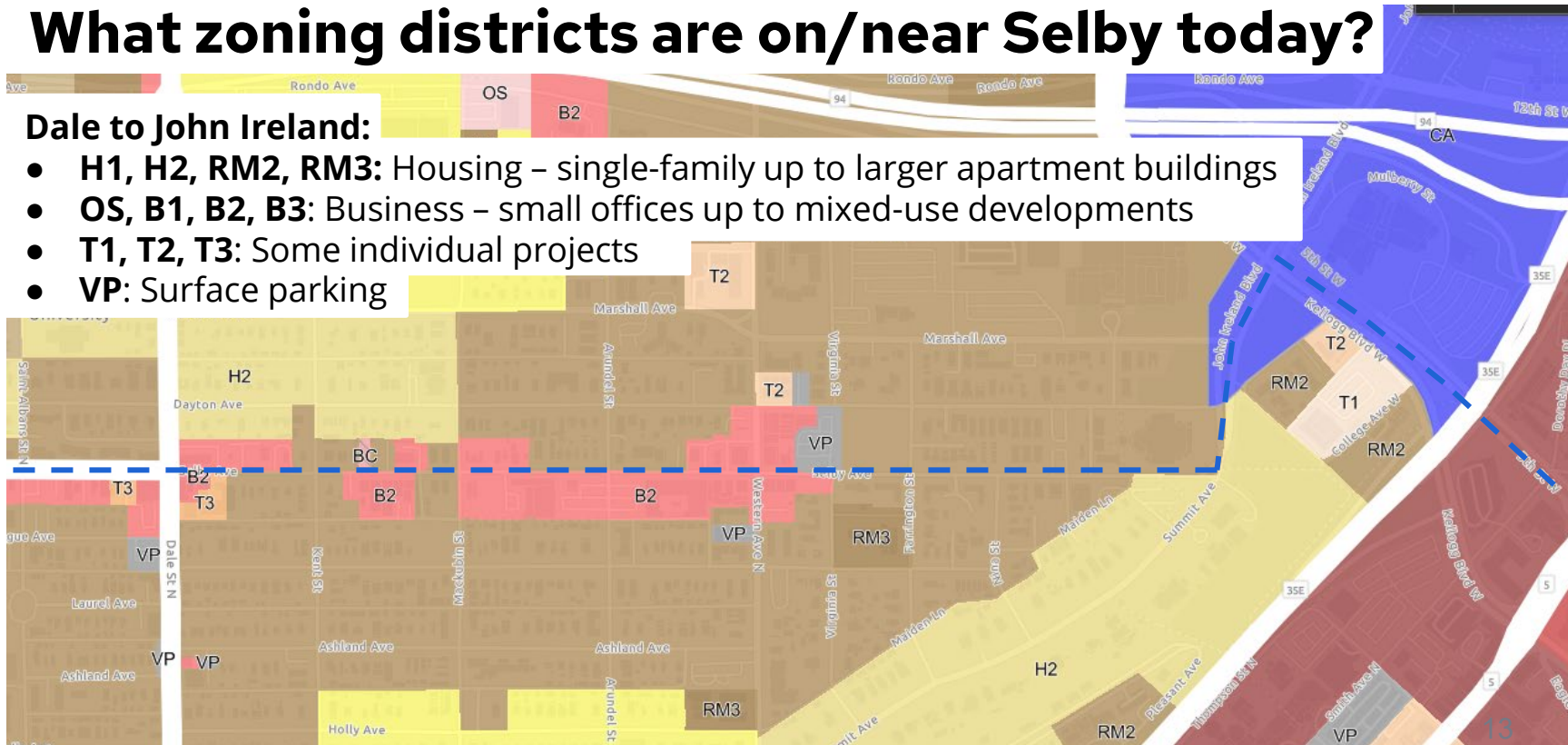


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What zoning districts are on/near Selby today?

Dale to John Ireland:

- **H1, H2, RM2, RM3:** Housing – single-family up to larger apartment buildings
- **OS, B1, B2, B3:** Business – small offices up to mixed-use developments
- **T1, T2, T3:** Some individual projects
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How is zoning proposed to change on Selby?

- **More options for mixed-use and growth near transit stations:** Adding T2, T1, and RM2 zoning near B Line stations on Selby, both directly on Selby and to the north and south of stations.
- **Converting B zoning to T zoning:** Providing additional options for current business-only parcels, as well as bringing historic mixed-use buildings into mixed-use districts.
- **Flexibility for existing small-scale housing:** Adding T1 zoning for some existing housing along Selby to allow for neighborhood-scale businesses and small-scale mixed-use as desired.



How is zoning proposed to change on Selby?

- **Long-term flexibility for religious institutions and schools:** Rezoning churches and schools to T1 recognizes the multi-purpose role they play in the community.
- **Fixing split zoning:** Choosing one zoning district instead of two for parcels that are in more than one zoning district.
- **Bringing Rondo businesses into conformance + adding flexibility:** Taking the opportunity to address long-standing nonconformities between Selby and I-94 and add T zoning.

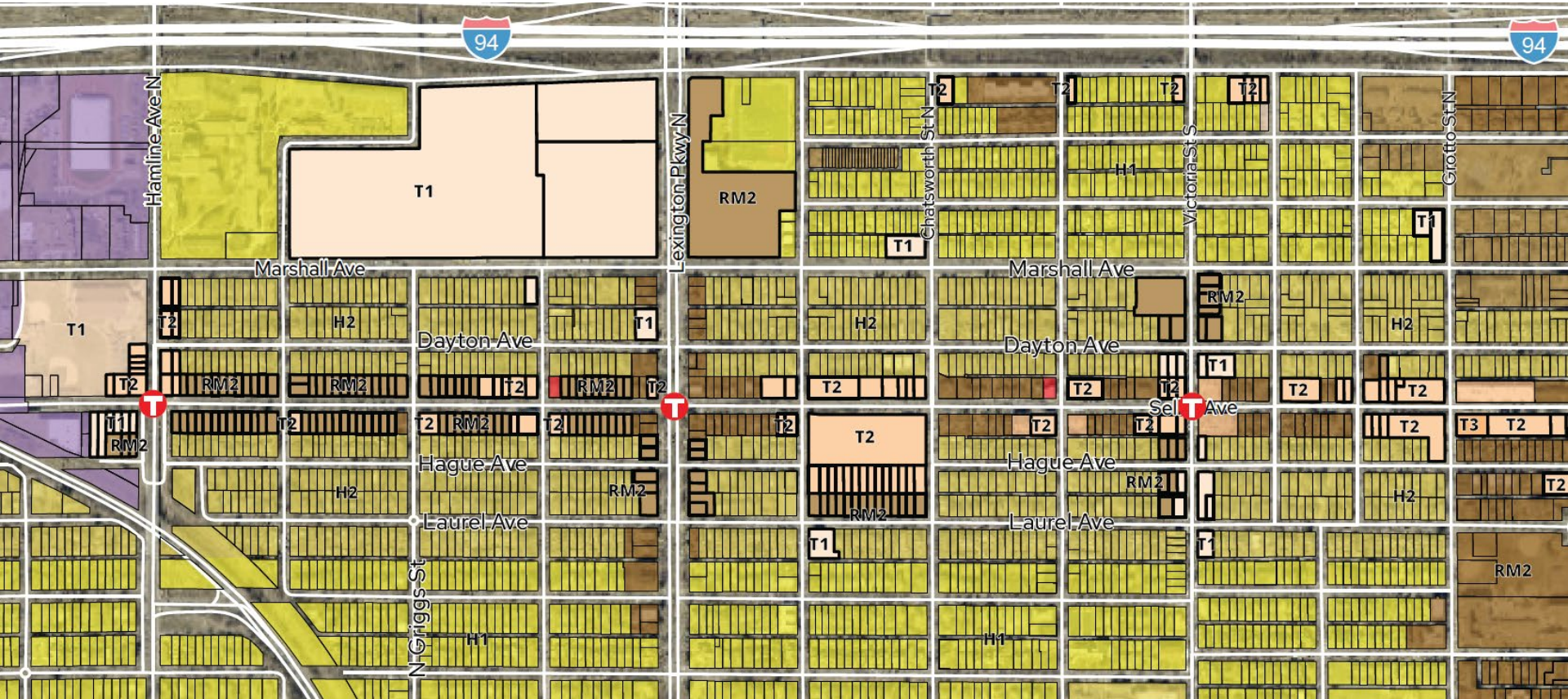


Where is zoning staying the same on Selby?

- **Auto uses (car repair, gas stations, tire shops):** Proposed to remain as-is along the corridor with no zoning change.
 - Community feedback
- **Most existing multifamily zoning:** Proposed to remain dense but not introduce commercial options.
- **Areas outside station areas and the main corridor:** Increased density and new commercial opportunities are proposed to stay within the immediate vicinity of the BRT route and stations, excepting Rondo parcels identified by staff and through the Rondo Small Area Plan.

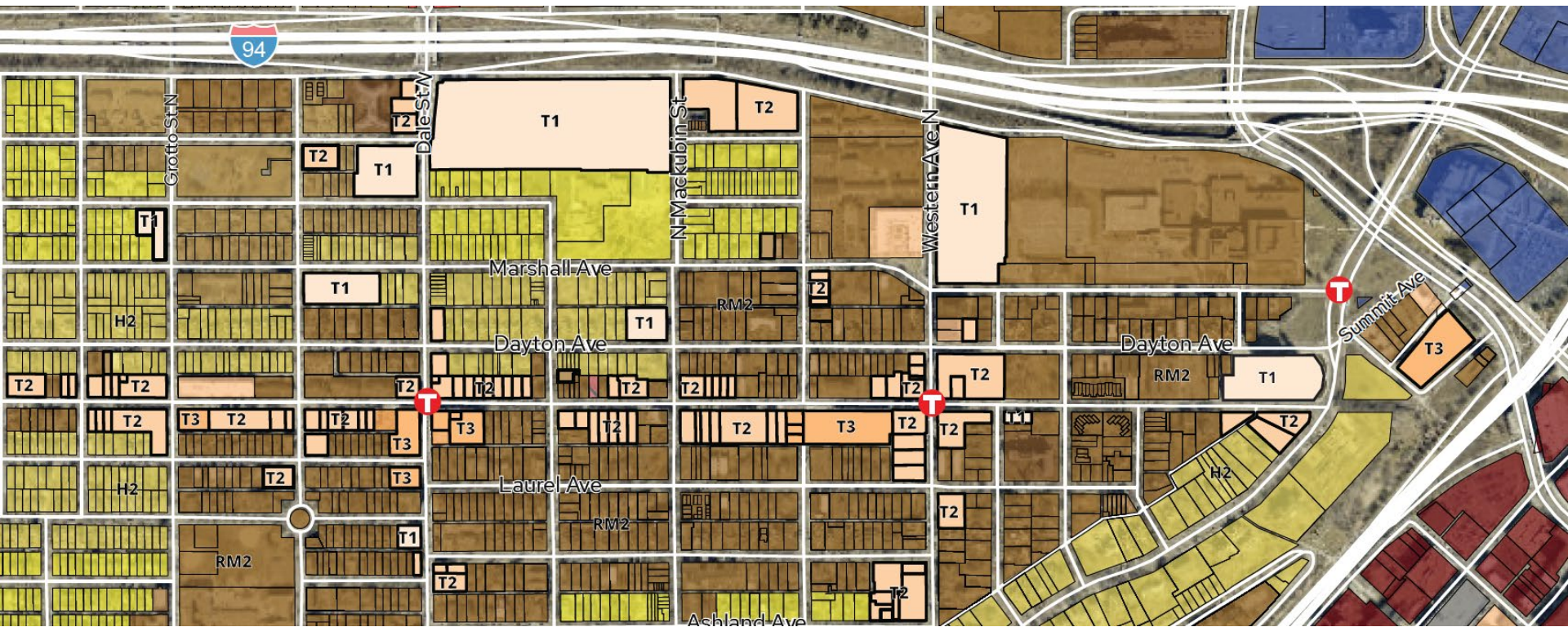


Proposed Changes Review – Hamline to Grotto





Proposed Changes Review – Grotto to John Ireland





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Activity/Discussion

Selby Avenue Mixed-Use Zoning: Initial Recommendations
September 2026

Recommendation

Current Zoning

Zoning Districts

Small Scale Residential	Multifamily	Traditional Neighborhood	Business	Industrial
H1	RM1	T1	O5	IT
H2	RM2	T2	B1	I1
	RM3	T3	B2	I2
Parking	VP		B3	

Sticker Legend

T1	I would like to see more T1 here.	♥	I'm happy to see this change!
T2	I would like to see more T2 here.	🔨	I think that this change needs some work. (Tell us more!)
T3	I would like to see more T3 here.	🔄	I don't like this change at all. (Write down what you want to see instead!)

Discussion
What do you like?

What would you change?

What questions or concerns do you have?

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- T1** I would like to see more T1 here.
- T2** I would like to see more T2 here.
- T3** I would like to see more T3 here.
- ♥ I'm happy to see this change!
- 🔨 I think that this change needs some work. (Tell us more!)
- 🔄 I don't like this change at all. (Write down what you want to see instead!)



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Next Steps

- These are **initial** recommendations.
- Final recommendations proposed to go through the public hearing process will be published after the current engagement period/all corridor workshops are complete.
- Official public comment period, public hearing, and adoption process will occur in early 2027.
- Opportunities to comment online will be open for the next few months. An interactive map will be published with all 6 corridors.





Thank you!

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