

city of saint paul
planning commission resolution
file number _____ 11-07
date _____ February 18, 2011

Highland Village Zoning Study

WHEREAS, the Highland District Council requested a zoning study of the Highland Village Business Corridor on January 21, 2010; and

WHEREAS, in October and November 2010, a series of public and stakeholder meetings were conducted to elicit comments on staff recommendations for property rezoning, and these comments were considered in making additional revisions to the draft recommendations; and

WHEREAS, the Planning Commission, on December 17, 2010, released a draft of the Highland Village Zoning Study Report for formal public review and set a public hearing for January 21, 2010; and

WHEREAS, a public hearing notice was published in the Pioneer Press for three consecutive weeks pursuant to Minnesota Statutes § 462.357, Subd. 5 and sent to the early notification list and other interested parties; and

WHEREAS, a public hearing on the proposed Highland Village property rezonings was conducted by the Planning Commission on January 21, 2010, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until January 25, 2011 at 4:30 p.m.; and

WHEREAS, three people spoke at the hearing and one letter of comment was submitted; and

WHEREAS, the public hearing comments supported the proposed property zoning changes; and

WHEREAS, the Planning Commission referred the proposed amendments to the Neighborhood Planning Committee for consideration of the public testimony and possible revisions to the proposed recommendations; and

WHEREAS, the Neighborhood Planning Committee discussed the comments and proposed code amendments on February 9th, 2011, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Neighborhood Planning Committee; and

WHEREAS, the property rezoning recommendations are consistent with the Saint Paul Comprehensive Plan and relevant neighborhood plans,

moved by _____ Wencil
seconded by _____ Ward
in favor _____ Unanimous
against _____

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends City Council approval of the rezoning recommendations contained in the *Highland Village Zoning Study Report and Recommendations*, dated January 25, 2011, with the following key conclusions / recommendations (maps attached):

1. TN2 is the appropriate zoning for most of the Highland Village Study Area to bring it into general compliance with neighborhood plans and the Comprehensive Plan.
2. Allowing B2 zoning for two parcels in the study area that are currently used for auto specialty stores is appropriate for maintaining conforming use status for those businesses and reflects the general wishes of the community.
3. Medium-density residential land uses at the edge of the district (much of the northern portion of Cleveland Avenue and the eastern most portion of Ford Parkway) are appropriately zoned RM2, and no change in zoning is recommended.
4. 621 Cleveland, currently zoned OS, should be rezoned to RM2. This parcel is currently "spot zoned" within a block that is zoned RM2. Rezoning would allow for a cohesive development pattern, while allowing the existing office use to remain as a non-conforming use. Office uses are permitted elsewhere in the Highland Village area and are not necessary to maintain as a long-term use on this single parcel.
5. Approximately 73% of the parcels should be rezoned to TN2.

BE IT FURTHER RESOLVED, that the Planning Commission thanks the Highland District Council and the Highland Business Association for their involvement and assistance throughout the study process in communicating with residents and property owners, soliciting input and providing feedback.