



CITY OF SAINT PAUL
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Date: March 13, 2012

To: Mayor Coleman and City Council members

From: Planning Commission

Subject: *North End-South Como District 6 Plan* and 40-Acre Zoning Study

Background

On February 24, 2012, the Planning Commission recommended adoption of the *North End-South Como District 6 Plan* and 40-Acre Zoning Study after considering public comment included in correspondence and presented at the January 13, 2012, public hearing.

The plan, which covers the entirety of District 6 and utilizes the template for small area plans and district plans approved by the Commission, has a three-fold purpose:

- To address the conflicts between residential and industrial uses in the industrially zoned area southeast of the Como/Front/Dale intersection. There is a scattering of houses, most dating from the years prior to the approval of citywide zoning, which are surrounded by industrial businesses. A community-based task force, authorized by the Planning Commission, devised objectives and strategies for this area, as well as recommended zone changes in the 40-acre study for properties in this area.
- To consolidate policies from adopted small area plans in District 6 that have yet to be implemented. These plans include the Loeb Lake and Rice Street small area plans, portions of the Great Northern Corridor plan, and the District 6 plan update (2004). This section of the draft plan was reviewed by District 6's Land Use Task Force.
- To provide designs for improving the functioning and aesthetics of the Como/Front/Dale intersection, the sole Neighborhood Center identified in the *Comprehensive Plan*.

Commission recommendations

- Adopt the resolution approving the *North End-South Como District 6 Plan*.
- Adopt the ordinance approving the zone changes in the 40-Acre Zoning Study.