

**city of saint paul**  
**planning commission resolution**  
**file number** 12-14  
**date** February 24, 2012

**Recommendation on *North End-South Como District 6 Plan*  
and 40-Acre Zoning Study**

WHEREAS, on March 18, 2011, the Planning Commission, upon a request by the District 6 Planning Council, initiated a small area plan and established a neighborhood task force to develop recommendations for the plan; and

WHEREAS, the study area includes the entirety of District 6; and

WHEREAS, on June 10, 2011, the Planning Commission, initiated a 40-acre zoning study for the area roughly bounded by Saint Albans on the west, Front and Hatch on the north, Western and Farrington on the east, and the railroad tracks and Larch on the south, and charged the neighborhood task force to develop recommendations for the zoning study; and

WHEREAS, on July 22, 2011, the Planning Commission expanded the study area to include the area roughly bounded by Front on the south, Mackubin on the east, Lawson on the north, and Dale on the west, and charged the neighborhood task force to develop additional recommendations for the zoning study; and

WHEREAS, the *North End-South Como District 6 Plan* and zoning recommendations developed by the task force and the District 6 Land Use committee were submitted to the city for consideration and adoption; and

WHEREAS, the *North End-South Como District 6 Plan*, to be an addendum to the *Saint Paul Comprehensive Plan*, utilized the Planning Commission template for small area plans and district plans and focused on objectives and strategies requiring City partnership; and

**moved by** Oliver  
**seconded by** \_\_\_\_\_  
**in favor** Unanimous  
**against** \_\_\_\_\_

WHEREAS, the *North End-South Como District 6 Plan* includes policies from adopted small area plans and the District 6 Plan update that had not yet been implemented, including:

- *Jackson Arlington Small Area Plan*, adopted December 10, 1991;
- *The Great Northern Corridor: A Community Vision Area Plan Summary*, adopted April 11, 2000; and
- *Rice Street Small Area Plan Summary*, adopted September 7, 2005; and
- *Loeb Lake Small Area Plan Summary*, adopted May 24, 2006; and
- *District 6 North End-South Como Community Plan Summary*, adopted July 28, 2004, and amended August 17, 2005, and further amended August 2, 2006; and

WHEREAS, the *North End-South Como District 6 Plan* reflects policies from the *Trout Brook-Lower Phalen Creek Greenway Plan Summary*, adopted October 24, 2001, which has been superseded by the *Trout Brook Regional Trail Master Plan*, approved by the Saint Paul Parks and Recreation Commission on October 14, 2009; and

WHEREAS, the *North End-South Como District 6 Plan* has been reviewed by affected City departments for consistency with City policies and the *Comprehensive Plan*; and

WHEREAS, on November 18, 2011, the Planning Commission released the *North End-South Como District 6 Plan* and 40-Acre Zoning Study for public review, and set a public hearing date for January 13, 2012; and

WHEREAS, notice of the hearing was provided through the Early Notification System and mailed to the owners of all property in the study area December 21, 2011; and

WHEREAS, pursuant to MN Stat. § 462.355 and MN Stat. § 462.357, notice of the hearing was published in the Saint Paul Legal Ledger on December 22, 2011, and published in the Saint Paul Pioneer Press on December 26, 2011, January 2, 2012, and January 9, 2012; and

WHEREAS, a public hearing on the *North End-South Como District 6 Plan* and Zoning Study was conducted by the Planning Commission on January 13, 2012, at which all persons present were allowed to testify; and

WHEREAS, the Planning Commission referred the *North End-South Como District 6 Plan* and Zoning Study to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee on February 1, 2012, forwarded its recommendations to the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED, that the following plans, relevant policies of which have been incorporated into the *North End-South Como District 6 Plan*, be decertified:

- *Jackson Arlington Small Area Plan*, adopted December 10, 1991; and
- *Rice Street Small Area Plan Summary*, adopted September 7, 2005; and
- *Loeb Lake Small Area Plan Summary*, adopted May 24, 2006; and
- *District 6 North End-South Como Community Plan Summary*, adopted July 28, 2004, and amended August 17, 2005, and further amended August 2, 2006; and

BE IT FURTHER RESOLVED, that the City Action in *The Great Northern Corridor: A Community Vision Area Plan Summary* recommending the development of new housing in the area roughly bounded by Como, Front, and Western be decertified, as Policies LU1.1 and LU1.2 in the *North End-South Como District 6 Plan* establish an alternative approach for revitalization of this area; and

BE IT FURTHER RESOLVED, under provisions of Minnesota Statutes §462.355 and Minnesota Statutes §462.357, that the Planning Commission hereby recommends adoption of the *North End-South Como District 6 Plan* and Zoning Study, including rezoning of parcels as described in the Neighborhood Planning Committee's report to the Commission; and

BE IT FURTHER RESOLVED, that the Planning Commission directs the Planning Director to forward the *North End-South Como District 6 Plan* and Zoning Study, including rezoning of a number of parcels in the study area, along with this resolution, to the Mayor and City Council for their review and adoption.