

Amending Chapter 66 of the Saint Paul Legislative Code pertaining to RM2 Multifamily Residential density and dimensional standards and amending the Saint Paul zoning map, pertaining to properties along Grand Avenue from Cretin Avenue to just east of Fairview Avenue

STATEMENT OF FINDINGS BY THE COUNCIL

WHEREAS, the Council of the City of Saint Paul, in August 2012, enacted Ordinance 12-53, an interim ordinance prohibiting any multifamily development greater than 40 feet high along West Grand Avenue between Cretin and Fairview Avenues for a period of one year, and requesting that the Saint Paul Planning Commission study whether the current RM2 multiple-family residential zoning and B2 business districts best further the Comprehensive Plan's land use objectives along this stretch of Grand Avenue; and

WHEREAS, the Council subsequently expanded the West Grand Zoning Study Area to include B2 parcels along Grand Avenue immediately east of Fairview Avenue; and

WHEREAS, the Planning Commission has drafted zoning text and map amendments pertaining to the West Grand Zoning Study Area both to further the Comprehensive Plan's land use objectives and to address concerns expressed by residents of one-family dwellings immediately across the alleys north and south of Grand due to unique circumstances in the study area regarding the potential impact of and high demand for new student-oriented large-unit apartment buildings across an alley from one-family zoning districts; and

WHEREAS, the Planning Commission conducted a public hearing on draft West Grand Zoning Study text and map amendments on April 19, 2013, and revised the draft amendments based on the oral and written testimony received at the public hearing and the recommendations of its Neighborhood Planning Committee; and

WHEREAS, the Planning Commission with Resolution 13-26 recommended to the City Council and Mayor certain changes to RM2 multi-family residential development standards for properties within the study area and rezoning of certain properties to the T2 traditional neighborhood designation and forwarded its recommendations to the City Council along with a May 14, 2013 memorandum from its Neighborhood Planning Committee containing their recommendations and rationale for the proposed zoning map and text amendments; and

WHEREAS, the Land Use Chapter of the Comprehensive Plan identifies the commercial node at Grand and Fairview as the west end of a "Mixed Use Corridor," Grand Avenue west of the commercial node at Fairview as a "Residential Corridor," and residential areas north and south of Grand Avenue as "Established Neighborhoods;" and

WHEREAS, Strategy 1 of the Land Use Chapter of the Comprehensive Plan, to target growth to areas where there will be compact mixed-use communities where housing, employment, amenities, and transit can work synergistically to serve the needs of people who live and work there, states that its "core goal" is "higher density development;" and

WHEREAS, Strategy 1 of the Land Use Chapter of the Comprehensive Plan directs "new, higher density development to...Residential and Mixed Use Corridors and specifically intends for development to take place "at densities greater than currently found in the community", yet also provides that "higher density development is not an objective sought solely for itself," but to

"contribute to the goal of creating a vibrant, economically strong community that is environmentally sustainable; and

WHEREAS, Strategy 1 of the Land Use Chapter also provides that the "existing zoning standards, as well as new zoning standards and districts, will be used to support the prevailing character of Established Neighborhoods and to allow higher density in . . . Residential and Mixed Use Corridors"; and

WHEREAS, while RM2 zoning is consistent with the density of existing multi-family uses along Grand Avenue, the height, impact, and design of new large (3- and 4-bedroom) unit apartment buildings along Grand Avenue in the study area was identified as a concern for the residents of one-family dwellings immediately across the alleys north and south of Grand; and

WHEREAS, informed by the West Grand Zoning Study and the findings therein of the Planning Commission, the Council finds that reducing the maximum allowed building height, increasing the lot area requirements for large-unit development, and adding design standards both furthers the goals and objectives of the Land Use Chapter of the Comprehensive Plan and addresses concerns expressed by residents of one-family dwellings immediately across the alleys north and south of Grand due to unique circumstances in the study area regarding the potential impact of and high demand for new student-oriented, large-unit apartment buildings across an alley from one-family zoning districts;

THE COUNCIL OF THE CITY OF SAINT PAUL DOES HEREBY ORDAIN:

SECTION 1

That the Zoning Map of Saint Paul, incorporated by reference in Leg. Code § 60.303, is hereby amended as follows:

Rezone from B2 to T2

PIN 04-28-23-42-0035	1800 GRAND AVE
PIN 04-28-23-42-0036	1808 GRAND AVE
PIN 04-28-23-42-0037	1816 GRAND AVE
PIN 04-28-23-31-0073	1820 GRAND AVE
PIN 04-28-23-31-0045	1827 GRAND AVE
PIN 04-28-23-31-0072	1830 GRAND AVE
PIN 04-28-23-31-0071	1834 GRAND AVE
PIN 04-28-23-31-0044	1845 GRAND AVE
PIN 04-28-23-31-0043	1847 GRAND AVE
PIN 04-28-23-32-0176	2050 GRAND AVE
PIN 04-28-23-32-0020	2051 GRAND AVE
PIN 05-28-23-41-0144	2060 SUMMIT AVE*
PIN 04-28-23-42-0027	30 FAIRVIEW AVE S
PIN 05-28-23-41-0141	41 CLEVELAND AVE S
PIN 05-28-23-41-0020	57 CLEVELAND AVE S

*Only that portion of the parcel with PIN 05-28-23-41-0144 that is currently zoned B2 shall be rezoned to T2

Rezone from BC to T2

PIN 04-28-23-32-0022 2041 GRAND AVE
 PIN 04-28-23-32-0021 2047 GRAND AVE

Rezone from RM2 to T2

PIN 04-28-23-32-0045 2044 GRAND AVE

SECTION 2

Legislative Code Chapter 66, Section 66.231, is hereby amended as follows:

Sec. 66.231. Density and dimensional standards table.

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Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Size Minimum (per unit)		Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq. ft.)(b)	Width (ft.)	Stories	Feet	Front	Side	Rear
RL One-Family Large Lot	21,780 (d)	80	3	30	30 (g),(h)	10 (h)	25 (h)
R1 One-Family	9,600 (e)	80	3	30	30 (g),(h)	10 (h)	25 (h)
R2 One-Family	7,200	60	3	30	25 (g),(h)	8 (h)	25 (h)
R3 One-Family	6,000	50	3	30	25 (g),(h)	6 (h)	25 (h)
R4 One-Family	5,000	40	3	30	25 (g),(h)	4 (h)	25 (h)
RT1 Two-Family	3,000 (f)	25	3	40	25 (g),(h)	9 (h)	25 (h)
RT2 Townhouse	2,500 (c),(f)	20	3	40	25 (g),(h)	9 (h),(i)	25 (h)
RM1 Multiple-Family	2,000 (c),(f)	n/a	3	40	25 (g),(h)	½ height (h),(i)	25 (h),(i)
RM2 Multiple-Family	1,500 (c),(f),(k)	n/a	5 (k)	50 (k)	25 (g),(h)	½ height (h),(i),(k)	25 (h),(i)
RM3 Multiple-Family	800 (c)	n/a	no max.	no max.	(g),(h),(j)	(h),(i),(j)	(h),(i),(j)

n/a - not applicable

Notes to table 66.231, residential district dimensional standards:

...

(k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue:

(1) Building height shall be limited to four (4) stories and forty (40) feet;

(2) The minimum lot size for units with three (3) bedrooms shall be one thousand seven hundred (1700) square feet per unit, and the minimum lot size for units with four (4) or more bedrooms shall be one thousand nine hundred (1900) square feet per unit;

(3) Minimum side setbacks for multiple-family residential dwellings shall be nine (9) feet; and

(4) The T2 design standards in Sec. 66.343 shall apply.

SECTION 3

This ordinance shall become effective thirty (30) days after its passage, approval and publication.