

CITY COUNCIL PUBLIC HEARING ON ZONING
April 6, 2011

Midway Chamber of Commerce Testimony

- I. Midway Chamber of Commerce – supporter of LRT for many years
- II. MCC recognizes the benefits of LRT
 - A. Serve residents
 - B. Serve Commuters – work / education / entertainment / shopping
 - C. To best utilize LRT you need:
 1. ridership
 2. density of residents
 3. economic development
 - D. With that in mind, the MCC strongly supports the basic goals of the Rezoning Plan
- III. It's also important to recognize that University Avenue – Critical commercial, industrial and business corridor in St. Paul for over 100 years.
 - A. The MCC is here to support our members' interests and the business community in general.
 - B. MCC did extensive research into the impact on businesses of the replacement of Business and Industrial zoning with T3 and T4 as well as the impact of expanding the properties that would be non-conforming uses.
- IV. Both the City Comprehensive Plan and the Central Corridor Development Strategy encouraged flexibility in rezoning efforts in order to allow the unique aspects of a particular neighborhood and market demands to operate.
- V. The Planning Commission and Comprehensive Planning Committee listened intently to the concerns of our member businesses and made recommendations for adjustments to the zoning of particular areas and code text changes.
- VI. The Midway Chamber of Commerce is strongly supportive of the changes made to the proposed zoning for selected parcels.

The Chamber is also supportive of the text changes that allow existing auto repair, auto specialty and auto body businesses that become non-conforming to expand without requiring a non-conforming use permit. These businesses have a long and successful history on the corridor – some for 3 generations – and serve important needs of the residents of the Midway.

- VII. On behalf of the Midway Chamber I would like to thank the commissioners and the city planning staff for being so attentive and responsive to our members' concerns and suggestions and would like to thank all of the council members for considering our positions on these issues.