



CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

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Saint Paul, MN 55102

Telephone: 651-266-6700  
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Date: February 16, 2018  
To: Planning Commission  
From: Kady Dadlez, 651-266-6619  
Re: Amendment to the Union Park Community Plan

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The Comprehensive and Neighborhood Planning Committee will meet on Wednesday February 21, 2018 to discuss the public hearing testimony and staff recommendation. The Committee will forward its recommendation to the Planning Commission on Friday February 23, 2018. The draft resolution is attached for your information.

#### Summary of Public Hearing Testimony

The public hearing was held on January 26, 2018. No one testified at the public hearing. One email in support of the amendment was received and is attached. The written testimony supported small-scale housing and business to retain the functionality and character of the neighborhood, consistent with the proposed amendment.

#### Revisions to the Amendment

No revisions to the amendment are proposed as a result of the public testimony. The strikeout language below is proposed to be deleted from the plan and replaced with the underlined language.

~~LU1.4 Union Park Community Council, in conjunction with Lexington Hamline Community Council, will initiate a community process to determine priorities for the future of Selby Avenue from Ayd Mill Road to Lexington Avenue that evaluates appropriate uses and zoning districts.~~

LU1.4 Smaller scale residential and smaller scale commercial uses are the most appropriate uses for the predominantly residential mixed-used corridor of Selby Avenue between Lexington Parkway and Ayd Mill Road. If new development should occur in this segment, it would preferably occur at existing commercially-zoned nodes.

#### Staff Recommendation

The Comprehensive and Neighborhood Planning Committee recommend that the Planning Commission recommend adoption of the amendment to the Union Park Community Plan and forward the amendment to the Mayor and City Council with a recommendation for adoption.

city of saint paul  
planning commission resolution  
file number \_\_\_\_\_  
date \_\_\_\_\_

Resolution to Recommend Adoption of an Amendment to the *Union Park Community Plan*,  
an Addendum to the Saint Paul Comprehensive Plan

WHEREAS, the *Union Park Community Plan* was recommended by the Planning Commission in September 2016 and adopted by the City Council in November 2016; and

WHEREAS, the *Union Park Community Plan* outlines priorities and guiding policies for the District 13 planning district in the areas of land use and economic development, transportation, parks and recreation, housing, natural resources and the environment, and historic preservation; and

WHEREAS, one of the land use strategies in the plan, LU1.4, called for Union Park District Council and Lexington Hamline Community Council to initiate a community process to determine priorities for the future of Selby Avenue from Ayd Mill Road to Lexington Parkway that evaluates appropriate uses and zoning districts; and

WHEREAS, a community process was undertaken in spring 2017 to determine priorities for the stretch of Selby Avenue from Ayd Mill Road Lexington Parkway that was called for in strategy LU1.4; and

WHEREAS, the community process resulted in an agreement of a strategy to replace LU1.4 in the Union Park Community Plan, the strategy reading as follows and;

*LU1.4 Smaller scale residential and smaller scale commercial uses are the most appropriate uses for the predominantly residential mixed-used corridor of Selby Avenue between Lexington Parkway and Ayd Mill Road. If new development should occur in this segment, it would preferably occur at existing commercially-zoned nodes*

WHEREAS, the Saint Paul Planning Commission held a public hearing on the Amendment to the *Union Park Community Plan* on January 26, 2018; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Planning Commission reviewed public testimony and recommends the amendment to the *Union Park Community Plan*; and

WHEREAS, the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan; and

WHEREAS, the Saint Paul Planning Commission finds the Amendment to the *Union Park Community Plan* to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends adoption of the amendment to the *Union Park Community Plan*, an addendum to the Saint Paul Comprehensive Plan, subject to review and approval by the Metropolitan Council.

**Dadlez, Kady (CI-StPaul)**

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**From:** Sarah Murphy <sarahgradickmurphy@gmail.com>  
**Sent:** Friday, January 26, 2018 8:19 AM  
**To:** Dadlez, Kady (CI-StPaul)  
**Subject:** UPDC Ammendment -Public comment for 1-26 meeting

Hello,

I am writing with a comment about the proposed amendment to the UPDC's plan regarding development on Selby Ave. between Lexington and Hamline. I live on Dayton Ave., with no alley separating my backyard from that of the house on Selby.

I strongly feel that small-scale housing and business is the only appropriate way to retain the functionality and character of our neighborhood. Parking, traffic congestion, and livability would all be a concern were there to be larger apartments or businesses in this small stretch of Selby. I have also spoken with many neighbors who share my concerns.

As a resident of this area, I ask that the council please accept this amendment to the UPDC plan to guide the nature of future development on Selby.

Thank you,  
Sarah Murphy  
1268 Dayton