

city of saint paul
planning commission resolution
file number 15-14
date March 13, 2015

Recommendations of the District 11 Hamline Midway
Mixed-Use Corridors 40-Acre Zoning Study

WHEREAS, the Saint Paul Planning Commission, with Resolution 13-58, initiated the District 11 Hamline Midway Mixed-Use Corridors 40-Acre Zoning Study (“Zoning Study”); and

WHEREAS, the Zoning Study considered the Saint Paul Comprehensive Plan, the Hamline Midway Community Plan, current and future land use, building type, general market trends, and past and planned transportation infrastructure investments; and

WHEREAS, the Saint Paul Comprehensive Plan identifies Snelling Avenue as a Mixed-Use Corridor, the area around the intersection of Snelling and University Avenues as a Neighborhood Center, and Hamline Avenue as a Residential Corridor; and

WHEREAS, Strategies 1.12 and 1.21 of the of the Land Use Chapter of the Saint Paul Comprehensive Plan call for balancing the density and scale of development to accommodate growth and provide housing at densities that support transit in, respectively, Neighborhood Centers and Mixed-Use Corridors; and

WHEREAS, Strategy LU 1.1, 1.2, and 1.3 of the Hamline Midway Community Plan call for rezoning from business to traditional neighborhood designations along Snelling Avenue and throughout District 11 Hamline Midway and for identifying redevelopment opportunities throughout District 11 Hamline Midway; and

WHEREAS, the Zoning Study found that recommended changes to zoning would be consistent with the strategies of the Saint Paul Comprehensive Plan and Hamline Midway Community Plan and with the character of the Hamline Midway area; and

WHEREAS, on February 13, 2015 the Planning Commission conducted a public hearing on the Zoning Study, including draft zoning map amendments; and

moved by Oliver
seconded by _____
in favor Unanimous
against _____

WHEREAS, the Planning Commission referred the draft Zoning Study back to the Neighborhood Planning Committee for review and consideration of the public hearing testimony and for recommendation; and

WHEREAS, the Neighborhood Planning Committee forwarded its recommendations and rationale for amendments to the Zoning Map of Saint Paul pertaining to the Zoning Study in a March 4, 2015 memorandum to the Planning Commission;

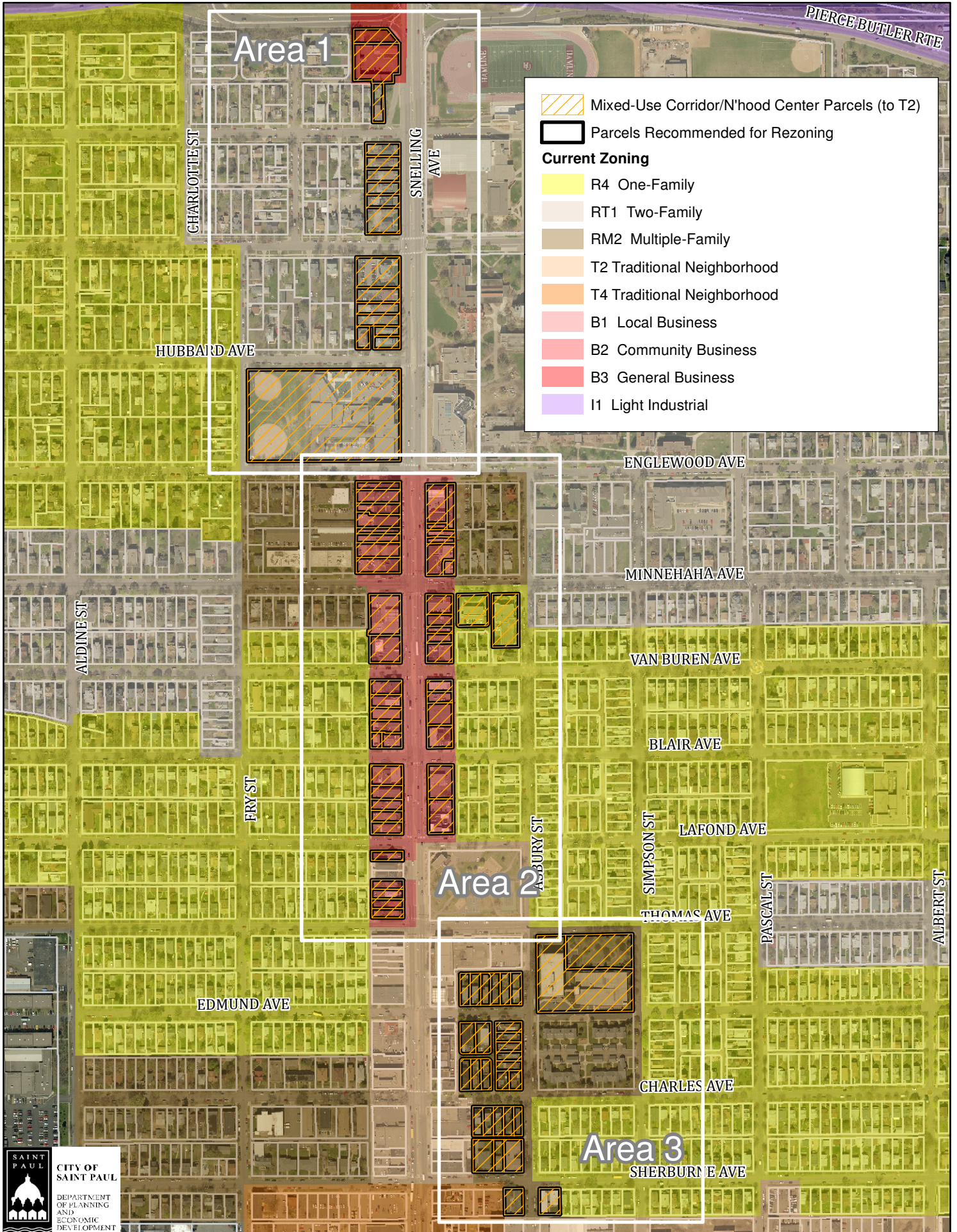
NOW, THEREFORE, BE IT RESOLVED, under the provisions of Minnesota Statutes § 462.357 and § 61.801 of the Legislative Code, that the Planning Commission hereby recommends to the Mayor and City Council the rezoning of property along portions of Snelling Avenue, Asbury Street, Minnehaha Avenue, and Thomas Avenue from B2 community business, B3 general business, and RM2 multiple-family residential to T2 traditional neighborhood, and the rezoning of property along Hamline Avenue at Minnehaha Avenue, at Van Buren Avenue, between Blair and Lafond Avenues, and at Thomas Avenue from B1 local business, B2 community business and R4 one-family residential to T1 traditional neighborhood and T2 traditional neighborhood as shown on Attachment 1 "Recommended Zoning Changes."

(District 11 Hamline Midway Mixed Use Corridors 40-Acre Zoning Study)

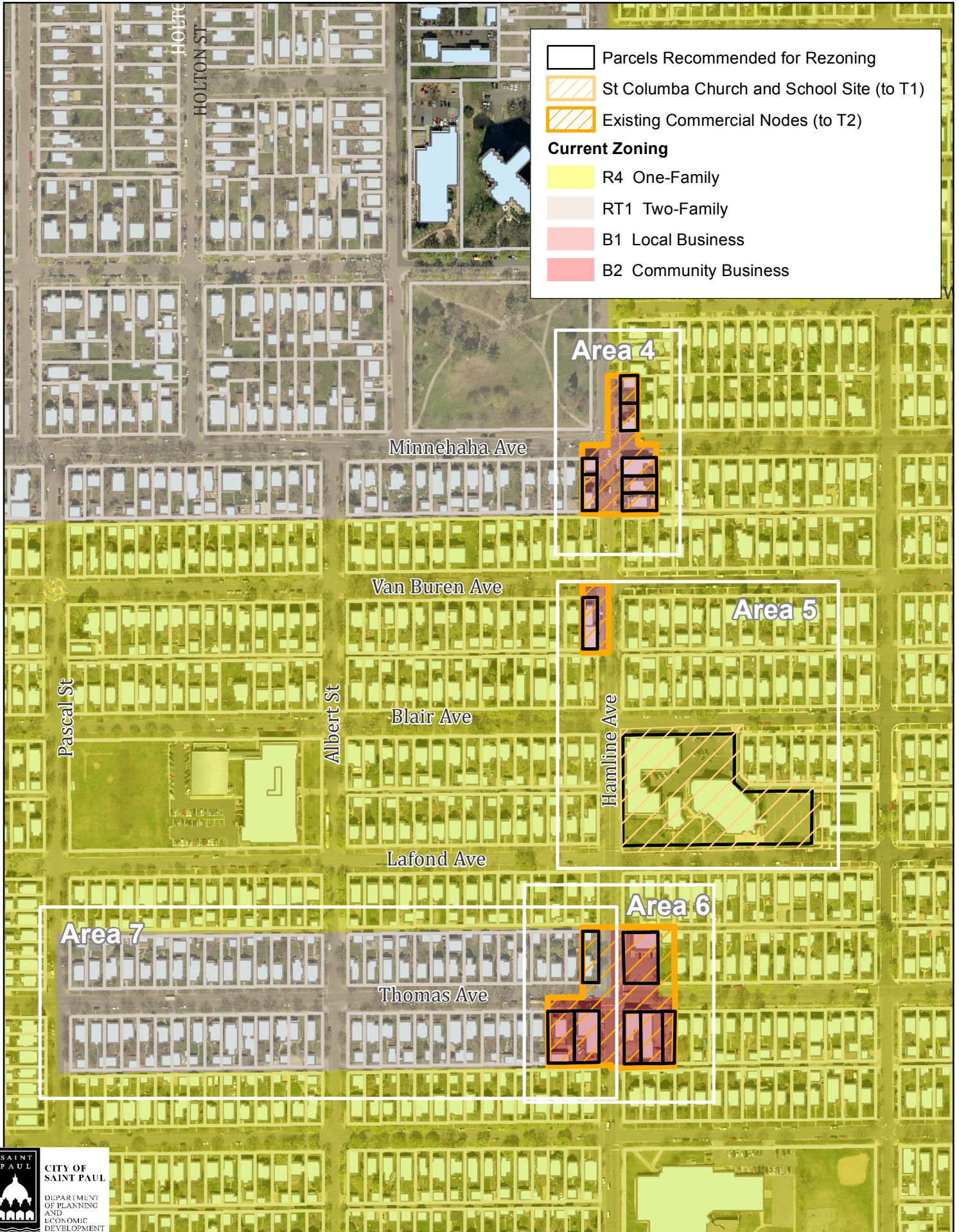
Attachment 1: Recommended Zoning Changes

- Map 1: Recommended Zoning Changes – Snelling Avenue
- Map 2: Recommended Zoning Changes – Hamline Avenue

Map 1: Recommended Zoning Changes - Snelling Avenue



Map 2: Recommended Zoning Changes - Hamline Avenue



(1) Rezone the following parcels from B1 to T2:

PIN 34-29-23-21-0030 677 HAMLINE AVE N
PIN 34-29-23-12-0135 708 HAMLINE AVE N
PIN 34-29-23-21-0002 709 HAMLINE AVE N
PIN 34-29-23-12-0134 714 HAMLINE AVE N
PIN 34-29-23-12-0133 718 HAMLINE AVE N
PIN 34-29-23-21-0001 719 HAMLINE AVE N
PIN 27-29-23-43-0219 722 HAMLINE AVE N
PIN 27-29-23-43-0218 734 HAMLINE AVE N

(2) Rezone the following parcels from B2 to T2:

PIN 34-29-23-13-0118 1328 THOMAS AVE
PIN 34-29-23-13-0119 1332 THOMAS AVE
PIN 34-29-23-12-0204 1333 THOMAS AVE
PIN 34-29-23-13-0120 1336 THOMAS AVE
PIN 34-29-23-24-0228 1350 THOMAS AVE
PIN 27-29-23-33-0056 1564 ENGLEWOOD AVE
PIN 27-29-23-33-0062 1569 MINNEHAHA AVE W
PIN 33-29-23-11-0216 1591 BLAIR AVE W
PIN 34-29-23-24-0227 595 HAMLINE AVE N
PIN 33-29-23-11-0078 603 SNELLING AVE N
PIN 33-29-23-11-0077 605 SNELLING AVE N
PIN 33-29-23-11-0076 609 SNELLING AVE N
PIN 33-29-23-11-0075 613 SNELLING AVE N
PIN 33-29-23-11-0072 629 SNELLING AVE N
PIN 34-29-23-22-0206 632 SNELLING AVE N
PIN 33-29-23-11-0051 633 SNELLING AVE N
PIN 33-29-23-11-0050 637 SNELLING AVE N
PIN 33-29-23-11-0049 641 SNELLING AVE N
PIN 33-29-23-11-0048 647 SNELLING AVE N
PIN 33-29-23-11-0047 649 SNELLING AVE N
PIN 34-29-23-22-0197 650 SNELLING AVE N
PIN 33-29-23-11-0217 665 SNELLING AVE N
PIN 33-29-23-11-0215 667 SNELLING AVE N
PIN 34-29-23-22-0180 670 SNELLING AVE N
PIN 33-29-23-11-0025 675 SNELLING AVE N
PIN 34-29-23-22-0179 678 SNELLING AVE N
PIN 33-29-23-11-0024 681 SNELLING AVE N
PIN 34-29-23-22-0178 682 SNELLING AVE N
PIN 33-29-23-11-0023 685 SNELLING AVE N
PIN 34-29-23-22-0177 686 SNELLING AVE N
PIN 34-29-23-22-0165 694 SNELLING AVE N

PIN 34-29-23-22-0167 694 SNELLING AVE N
PIN 33-29-23-11-0004 699 SNELLING AVE N
PIN 34-29-23-22-0166 704 SNELLING AVE N
PIN 34-29-23-22-0205 710 SNELLING AVE N
PIN 33-29-23-11-0003 717 SNELLING AVE N
PIN 34-29-23-22-0162 720 SNELLING AVE N
PIN 28-29-23-44-0069 721 SNELLING AVE N
PIN 27-29-23-33-0061 722 SNELLING AVE N
PIN 28-29-23-44-0070 729 SNELLING AVE N
PIN 28-29-23-44-0071 735 SNELLING AVE N
PIN 27-29-23-33-0060 736 SNELLING AVE N
PIN 28-29-23-44-0072 737 SNELLING AVE N
PIN 27-29-23-33-0059 740 SNELLING AVE N
PIN 27-29-23-33-0058 742 SNELLING AVE N
PIN 28-29-23-44-0057 743 SNELLING AVE N
PIN 28-29-23-44-0120 747 SNELLING AVE N
PIN 27-29-23-33-0057 750 SNELLING AVE N
PIN 28-29-23-44-0056 755 SNELLING AVE N
PIN 28-29-23-44-0055 759 SNELLING AVE N

(3) Rezone the following parcels from B3 to T2:

PIN 28-29-23-41-0002 901 SNELLING AVE N
PIN 28-29-23-41-0001 919 SNELLING AVE N

(4) Rezone the following parcels from R4 to T1:

PIN 34-29-23-12-0221 1327 LAFOND AVE

(5) Rezone the following parcels from R4 to T2:

PIN 34-29-23-12-0205 1329 THOMAS AVE
PIN 34-29-23-22-0160 1536 MINNEHAHA AVE W
PIN 34-29-23-22-0161 1558 MINNEHAHA AVE W

(6) Rezone the following parcels from RM2 to T2:

PIN 34-29-23-23-0171 501 ASBURY ST
PIN 34-29-23-23-0125 502 ASBURY ST
PIN 34-29-23-23-0170 517 ASBURY ST
PIN 34-29-23-23-0157 535 ASBURY ST
PIN 34-29-23-23-0144 549 ASBURY ST
PIN 34-29-23-23-0145 555 ASBURY ST
PIN 34-29-23-23-0146 559 ASBURY ST
PIN 34-29-23-23-0147 563 ASBURY ST
PIN 34-29-23-23-0148 567 ASBURY ST

PIN 34-29-23-23-0228 570 ASBURY ST
PIN 34-29-23-23-0158 1540 CHARLES AVE
PIN 34-29-23-23-0142 1541 CHARLES AVE
PIN 34-29-23-23-0143 1545 CHARLES AVE
PIN 34-29-23-23-0159 1548 CHARLES AVE
PIN 34-29-23-23-0160 1552 CHARLES AVE
PIN 34-29-23-23-0156 1555 CHARLES AVE
PIN 34-29-23-23-0161 1558 CHARLES AVE
PIN 34-29-23-23-0155 1559 CHARLES AVE
PIN 34-29-23-23-0154 1561 CHARLES AVE
PIN 34-29-23-23-0131 1539 EDMUND AVE
PIN 34-29-23-23-0132 1543 EDMUND AVE
PIN 34-29-23-23-0133 1549 EDMUND AVE
PIN 34-29-23-23-0149 1552 EDMUND AVE
PIN 34-29-23-23-0141 1555 EDMUND AVE
PIN 34-29-23-23-0140 1559 EDMUND AVE
PIN 34-29-23-23-0150 1562 EDMUND AVE
PIN 34-29-23-23-0139 1563 EDMUND AVE
PIN 34-29-23-23-0169 1547 SHERBURNE AVE
PIN 34-29-23-23-0168 1559 SHERBURNE AVE
PIN 34-29-23-23-0227 1500 THOMAS AVE

(7) Rezone the following parcels from RT1 to T2:

PIN 34-29-23-21-0119 1343 THOMAS AVE
PIN 28-29-23-41-0004 1589 TAYLOR AVE
PIN 28-29-23-44-0018 1595 HUBBARD AVE
PIN 28-29-23-44-0054 1599 ENGLEWOOD AVE
PIN 28-29-23-41-0003 0 SNELLING AVE N
PIN 28-29-23-44-0019 803 SNELLING AVE N
PIN 28-29-23-44-0020 807 SNELLING AVE N
PIN 28-29-23-44-0021 811 SNELLING AVE N
PIN 28-29-23-44-0022 817 SNELLING AVE N
PIN 28-29-23-44-0002 823 SNELLING AVE N
PIN 28-29-23-44-0001 833 SNELLING AVE N
PIN 28-29-23-41-0087 845 SNELLING AVE N
PIN 28-29-23-41-0086 851 SNELLING AVE N
PIN 28-29-23-41-0085 861 SNELLING AVE N
PIN 28-29-23-41-0084 865 SNELLING AVE N
PIN 28-29-23-41-0083 871 SNELLING AVE N
PIN 28-29-23-41-0082 877 SNELLING AVE N

