

city of saint paul
planning commission resolution
file number 11-66
date August 5, 2011

District 9 Commercial Zoning Study

WHEREAS, the *District 9 Area Plan* was adopted by the Saint Paul City Council on July 7, 2010, and contains strategies in the areas of housing, jobs and economic development, community development, land use, historic preservation and aesthetics; and

WHEREAS, shortly after the Plan was adopted, it was rumored that one of the parcels near the intersection of W. 7th and Grand Avenue/Ramsey Street was going to change hands, raising community concern about the future land use and zoning at this important gateway to the neighborhood; and

WHEREAS, a large auto repair business at 414 W. 7th has been vacant for some time, and the community wanted to explore zoning tools to allow a mixed-use residential/commercial building that would be in scale with the adjacent residential fabric; and

WHEREAS, on October 27, 2010, the City Council passed a resolution requesting that the Planning Commission "undertake a zoning study to assess whether the B3 zoning classification of said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the District 9 Area Plan's Jobs and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives;" and

WHEREAS, the study area boundaries were generally identified as Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7th and Smith on the west; and

WHEREAS, at the same time, the City Council placed a one-year moratorium on the issuance of zoning and building permits or approvals in the study area; and

WHEREAS, the zoning study and moratorium exempted parcels zoned RT1, RT2, RM1 and RM2 within the larger study area; and

WHEREAS, on May 13, 2011, the Planning Commission initiated the District 9 Commercial Zoning Study, consistent with the parameters laid out in the October 2010 City Council resolution; and

WHEREAS, the Planning Commission released the study recommendations on June 10, 2011; and

moved by Wenci
seconded by _____
in favor 17
against 1 (Fernandez)

WHEREAS, the study recommended rezoning all B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the study area to T2 Traditional Neighborhood; and

WHEREAS, the study concluded that T2 zoning will allow for a concentration of retail businesses at key nodes and higher-density residential use between nodes, and will provide design guidelines that address the key design goals of the Fort Road Design Guidelines – strategies called for in the *District 9 Area Plan*; and

WHEREAS, the study also concluded that, given the low-density development immediately adjacent to the commercial corridor, T2 allows for a better density and land use transition between W. 7th and the residential neighborhood; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2011, at which all interested persons were invited to speak and were heard; and

WHEREAS, the public record stayed open until 4:30 p.m. on July 25, 2011; and

WHEREAS, the Planning Commission duly considered all public testimony.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby recommends rezoning of the B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the District 9 Commercial Zoning Study area to T2 Traditional Neighborhood; and

BE IT FURTHER RESOLVED, that the Planning Commission requests that PED staff continue to work with neighborhood, business and District 9 representatives and property owners to explore the best way to “codify” design guidelines for this section of Grand/Ramsey and W. 7th streets.

Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Action Minutes

August 5, 2011
8:30 - 11:00 a.m.

I. Approval of minutes of July 8th and July 22nd, 2011.

MOTION: *Commissioner Revel moved approval of the minutes of July 8, 2011. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

MOTION: *Commissioner Thao moved approval of the minutes of July 22, 2011. Commissioner Wencl seconded the motion. The motion carried unanimously on a voice vote.*

II. Chairs Announcements

III. Planning Directors Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

Two items came before the staff Site Plan Review Committee on August 1, 2011. Cossetta addition located at 211 West 7th Street, enlarge existing restaurant and store; Cossettas parking lot located at 212 Smith Avenue, pave parking lot (pave area that is currently gravel and mill/overlay area that is currently asphalt).

OLD BUSINESS

#11-148-456 City House – Re-establishment of nonconforming use as a reception hall in the FW Floodway District. 258 Mill Street south side of intersection of Walnut and Mill Street. (*Josh Williams, 651/266-6659*)

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of nonconforming use. The motion carried unanimously on a voice vote.*

#11-148-409 City House – Conditional Use Permit for a reception hall. 258 Mill Street south side of intersection of Walnut and Mill Street. (*Josh Williams, 651/266-6659*)

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

NEW BUSINESS

Commissioner Young abstained and left the room for the next two cases.

#11-250-540 HRA (599 Reaney) – Re-establishment of nonconforming use as a duplex. 599 Reaney Avenue between Payne and Edgerton. (*Sarah Zorn, 651/266-6570*)

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#11-250-154 HRA (765 Edgerton) – Re-establishment of nonconforming use as a triplex. 765 Edgerton Street between Bush and Reaney. (*Sarah Zorn, 651/266-6570*)

MOTION: Commissioner Kramer moved to lay this case over to the next Planning Commission meeting with instruction that it be returned to the Zoning Committee agenda for further discussion on the resolution. Commissioner Reveal seconded the motion. The motion carried unanimously on a voice vote.

#11-250-250 Dram Investments LLP – Re-establishment of nonconforming use as a car wash. 1340 7th Street West between Mercer and Victoria. (*Ryan Kelley, 651/266-6562*)

Commissioner Kramer announced that this case has been laid over to the August 11, 2011 Zoning Committee meeting.

#11-249-230 Ray Devine – Conditional use permit for outdoor sales, limited to the same dates as the Minnesota State Fair. 1565 Como Avenue NE corner of Como at Snelling. (*Kate Reilly, 651/266-6618*)

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

Smith Avenue Revitalization Plan – Approve resolution recommending adoption by the Mayor and City Council. (*Kate Reilly, 651/266-6618*)

MOTION: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution that the Smith Avenue Revitalization Plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

District 9 Residential Zoning Study – Approve resolution recommending adoption by the Mayor and City Council. (*Jessica Rosenfeld, 651/266-6560*)

MOTION: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution that the District 9 Residential Zoning Study be adopted by the Mayor and City Council. The motion carried 17-1 (Oliver) on a voice vote.

District 9 Commercial Zoning Study – Approve resolution recommending adoption by the Mayor and City Council. (*Lucy Thompson, 651/266/6578*)

MOTION: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution that the District 9 Commercial Zoning Study be adopted by the Mayor and City Council. The motion carried 17-1 (Fernandez) on a voice vote.

- VII. Transportation Committee**
- VIII. Communications Committee**
- IX. Task Force Reports**
- X. Old Business**
- XI. New Business**
- XII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.