

DISTRICT 11 HAMLIN MIDWAY MIXED-USE CORRIDORS 40-ACRE ZONING STUDY

Saint Paul City Council

June 17, 2015



BACKGROUND



Background

- Study requested by Hamline Midway Coalition (*Hamline Midway Community Plan – 2013*)
- Initiated by Planning Commission Resolution #13-58

city of saint paul
planning commission resolution
file number 13-58
date December 20, 2013

Resolution to Initiate District 11 Hamline Midway Zoning Study

WHEREAS, the *Hamline Midway Community Plan*, a proposed addendum to the Saint Paul Comprehensive Plan, has been released for public comment and a hearing before the Planning Commission set for February 7th, 2014; and

WHEREAS, the *Hamline Midway Community Plan* proposes rezoning of properties along portions of Snelling, Hamline, and Thomas Avenues; and

WHEREAS, the Hamline Midway Coalition more generally envisions Hamline and Snelling Avenues as vibrant pedestrian- and transit-oriented, mixed use corridors connecting the Green Line LRT to the neighborhood to the north; and

WHEREAS, the future land use map of the Saint Paul Comprehensive Plan identifies Hamline Avenue north from University Avenue north to Pierce Butler Route as a Residential Corridor and Snelling Avenue from University north to Pierce Butler Route as a Mixed Use Corridor; and

WHEREAS, Hamline Avenue from University Avenue north to Pierce Butler Route is currently a mix of T2 Traditional Neighborhood, R4 One Family Residential, B1 Local Business, B2 Community Business, and RM2 and RM3 Multifamily Residential zoning districts; and

WHEREAS, Snelling Avenue from Thomas Avenue north to Pierce Butler Route is currently a mix of T2 Traditional Neighborhood, B2 Community Business, B3 General Business, and RT1 Two-Family Residential zoning districts; and

WHEREAS, the current zoning of properties along the aforementioned stretches of Hamline and Snelling Avenues, as described herein, may inhibit the expansion and establishment of uses consistent with the future land use map of the Comprehensive Plan and the vision of the Hamline Midway Coalition; and

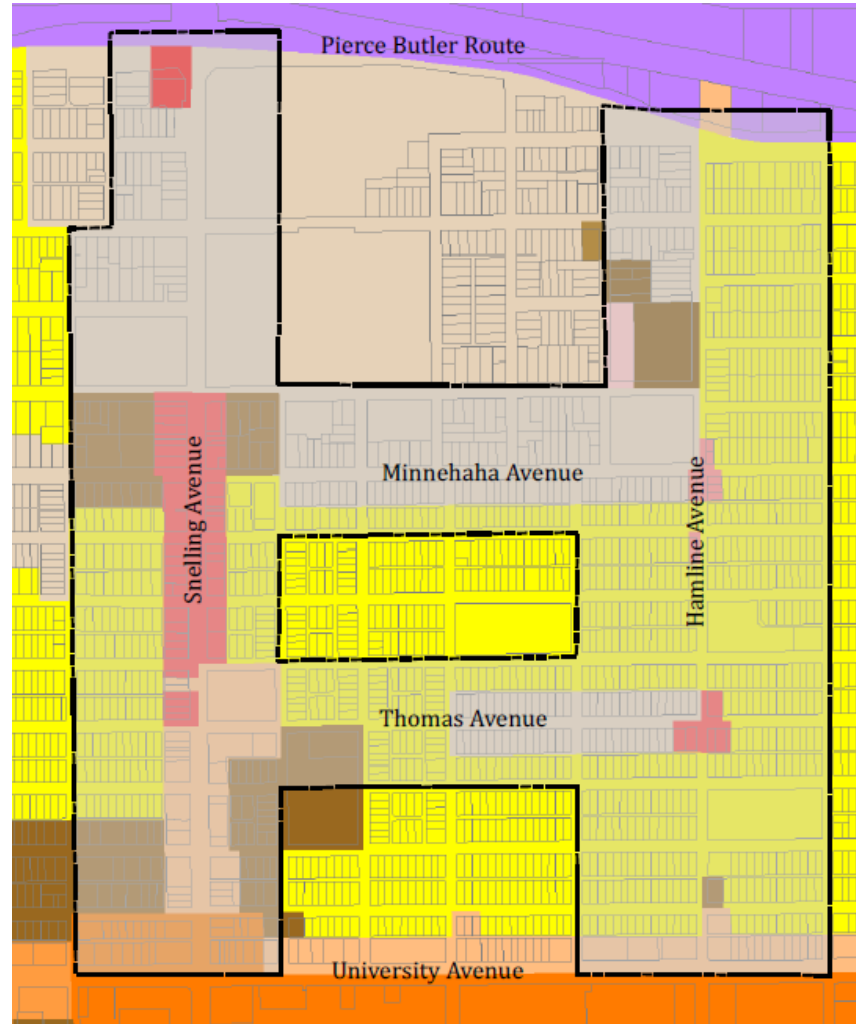
moved by _____
seconded by _____
in favor _____
against _____

Shively
Unanimous



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Study Area



PROCESS



Process

- **September 2014:** Preliminary staff findings finalized
- **October 2014:** Letters to owners of property identified for potential rezoning
- **November 19th, 2014:** Neighborhood Planning Committee review of study findings, recommendation to release for public review and set public hearing date
- **December 5th, 2014:** Planning Commission released study findings and recommendations for public comment, set public hearing date

ANALYSIS AND RECOMMENDATIONS



Analysis and Recommendations

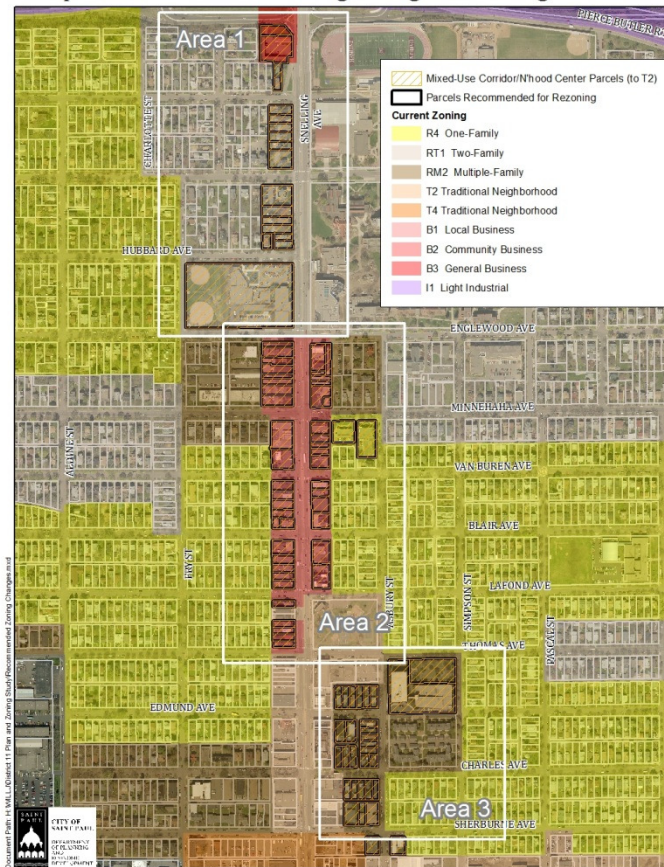
Study considered a number of factors, including:

- Past and current land use
- Planned future land use
- Parcel size and configuration
- Building types
- Planned transit improvements
- General market trends
- City and area plans

Analysis and Recommendations

Areas 1, 2, and 3:

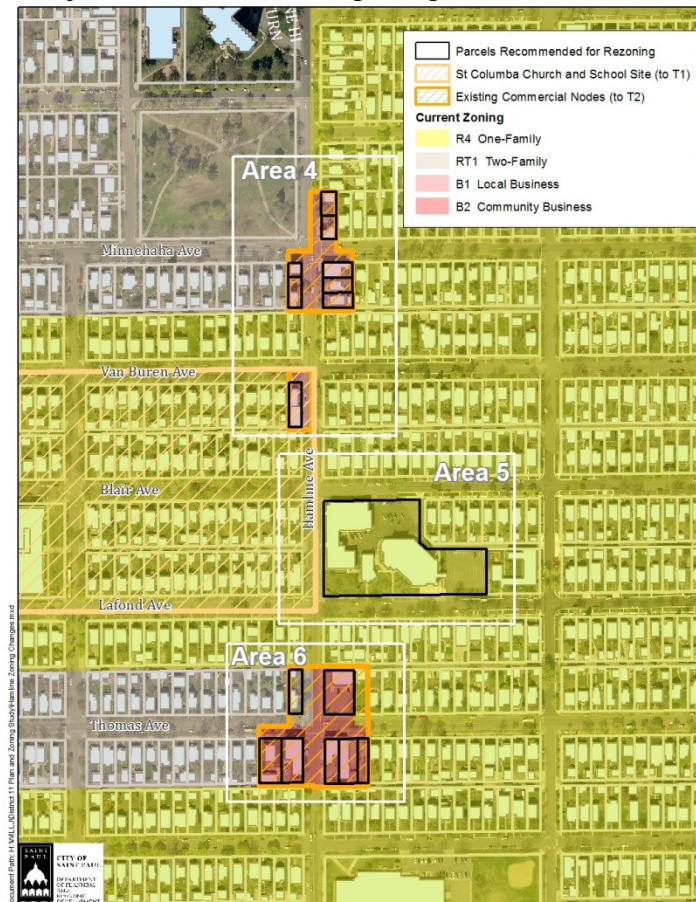
Map 1: Recommended Zoning Changes - Snelling Avenue



Analysis and Recommendations

Areas 4, 5, and 6:

Map 2: Recommended Zoning Changes - Hamline Avenue



Analysis and Recommendations

Summary of Recommendations:

- T2 zoning along Snelling Avenue
- T2 zoning at nodes Thomas and Minnehaha Avenues, along Asbury south of Thomas
- T2 for Hamline Avenue commercial nodes
- T2 zoning allows residential, commercial, and mixed-use development
- T2 zoning allows similar building mass as RM2 and B2
- Different requirements around arrangement of buildings on lot