

city of saint paul  
planning commission resolution

file number 11-04

date January 7, 2011

**Recommendation on St. Anthony Park Como 2030 Plan and Zoning Study**

WHEREAS, on December 1, 2006, the Planning Commission, upon a request by the District 12 Saint Anthony Park Community Council, initiated a small area plan and 40-acre zoning study for property along Como Avenue in District 12, and established a neighborhood task force to develop recommendations for the plan and zoning study; and

WHEREAS, the study area includes all parcels that include any land within 150 feet of Como Avenue between Highway 280 and the University of Minnesota Transitway, plus the Milton Square parking lot; and

WHEREAS, the "Como 2030 Small Area Plan" and zoning recommendations developed by the task force were adopted by the District 12 Saint Anthony Park Community Council in 2008 and submitted to the city for consideration and adoption; and

WHEREAS, the attached draft Saint Anthony Park Como 2030 Small Area Plan for adoption as an addendum to the Saint Paul Comprehensive Plan was modeled on the "Como 2030 Small Area Plan" adopted by the Saint Anthony Park Community Council in 2008, tailored to fit the addendum plan format and focus on objectives and strategies requiring City partnership; and

WHEREAS, the draft plan has been reviewed by affected City departments for consistency with City policies and the Comprehensive Plan; and

WHEREAS, the Como 2030 Plan Task Force reconvened on September 16, 2010, to review the attached draft plan, and on October 14, 2010, it was unanimously approved by the District 12 Community Council; and

WHEREAS, on November 5, 2010, the Planning Commission released the attached draft Saint Anthony Park Como 2030 Small Area Plan and Zoning Study for public review, and set a public hearing date for December 17, 2010; and

WHEREAS, notice of the hearing was provided through the Early Notification System and mailed to the owners of all property in the study area on November 10, 2010; and

WHEREAS, pursuant to MN Stat. § 462.355 and MN Stat. § 462.357, notice of the hearing was published in the Saint Paul Legal Ledger on November 18, 2010, and published in the Saint Paul Pioneer Press on November 24, December 1, and December 8, 2010; and

WHEREAS, a public hearing on the draft Saint Anthony Park Como 2030 Small Area Plan and Zoning Study was conducted by the Planning Commission on December 17, 2010, at which all persons present were allowed to testify; and

moved by Wencil

seconded by Nelson

in favor Unanimous

against \_\_\_\_\_

WHEREAS, the planning Commission referred the Saint Anthony Park Como 2030 Small Area Plan and Zoning Study to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee, on December 29, 2010, forwarded its recommendations to the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Minnesota Statutes § 462.355 and Minnesota Statutes § 462.357, that the Planning Commission hereby recommends adoption of the Saint Anthony Park Como 2030 Small Area Plan and 40-acre Zoning Study, including rezoning of a number of parcels in the study area (defined as all parcels that include any land within 150 feet of Como Avenue between Highway 280 and the University of Minnesota Transitway, plus the Milton Square parking lot); and

BE IT FURTHER RESOLVED, that the Planning Commission directs the Planning Administrator to forward the Saint Anthony Park Como 2030 Small Area Plan and 40-acre Zoning Study, including rezoning of a number of parcels in the study area, along with this resolution, to the Mayor and City Council for their review and adoption.