



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6626  
Facsimile: 651-228-3341*

---

Date: December 29, 2010  
To: Planning Commission  
From: Neighborhood Planning Committee  
Re: St. Anthony Park Como 2030 Small Area Plan and Zoning Study Recommendation

---

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. The task force was co-chaired by a planning commissioner and a District 12 board member.

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. Objectives and strategies the plan address community character, commercial vitality, housing options, transportation choices, environmental sustainability, land use, rezoning, and implementation.

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. The draft plan has been reviewed by affected City departments for consistency with City policies and the Comprehensive Plan. 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.

On December 17, 2010, the Planning Commission conducted a public hearing on the attached draft Saint Anthony Park Como 2030 Small Area Plan and Zoning Study, and referred the matter to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation. 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. 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.

The Neighborhood Planning Committee 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 as proposed in the Small Area Plan and 40-acre Zoning Study.