

city of saint paul
planning commission resolution
file number _____ 13-28
date _____ June 14, 2013

Amendments to the *District 9 Area Plan Summary*

WHEREAS, the Saint Paul City Council approved the *District 9 Area Plan Summary* in July 2010, upon recommendation of the Saint Paul Planning Commission; and

WHEREAS, in May 2011, at the request of the City Council, the Planning Commission initiated the District 9 Commercial Zoning Study for the area bounded by Grand/Ramsey, Leech, Goodrich, W. 7th and Smith; and

WHEREAS, a result of the zoning study was the rezoning of several parcels in the study area from B3 General Business, B2 Community Business and VP Vehicular Parking to T2 Traditional Neighborhood in order to address a wide range of urban design issues of concern to adjacent residents; and

WHEREAS, there was lingering concern by neighborhood residents that the T2 design standards would not go far enough to fully address their concerns; and

WHEREAS, in response, the Planning Commission requested 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 the gateway area; and

WHEREAS, PED staff met with a neighborhood working group convened by the W. 7th/Fort Road Federation and Little Bohemia Neighborhood Association from January 2012 through July 2012, exploring a range of planning and regulatory techniques to address outstanding urban design concerns in the gateway area and along W. 7th Street’ and

WHEREAS, the group: 1) determined that amending the *District 9 Area Plan Summary* would be the most effective way to ensure that design issues were addressed; 2) prepared a set of proposed amendments; and 3) recommended them to the W. 7th/Fort Road Federation for submittal to the Planning Commission; and

WHEREAS, in September 2012, the W. 7th/Fort Road Federation Board approved the proposed amendments for submittal to the Planning Commission; and

moved by _____ Spaulding
seconded by _____
in favor _____ Unanimous
against _____

WHEREAS, the Planning Commission released the proposed amendments for public review on March 22, 2013 and set a public hearing date of May 3, 2013; and

WHEREAS, on March 22, 2013, the Planning Commission expressed concern about the specificity of some of the recommended guidelines and their potential conflict (or confusion) with zoning dimensional standards, but did not amend the hearing document prior to release; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on May 3, 2013, notice of which was published in the St. Paul Legal Ledger on April 18, 2013 and sent to the City's Early Notification System list; and

WHEREAS, representatives of the W. 7th/Fort Road Federation spoke at the public hearing and presented changes to the proposed amendments to address concerns raised by the Planning Commission on March 22, 2013; and

WHEREAS, as the Neighborhood Planning Committee discussed public hearing testimony, it requested additional changes to the proposed amendments to address concerns about the reception of negative images by business and property owners; and

WHEREAS, community representatives submitted revised photographs for many of the DON'T images to address these concerns, and these images were considered by the Planning Commission on June 14, 2013;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends approval of the final draft of the proposed amendments to the *District 9 Area Plan Summary* considered on June 14, 2013, and forwards them to the City Council for final adoption.