

city of saint paul
planning commission resolution
file number 11-76
date September 16, 2011

Shepard Davern Residential Redevelopment Overlay District Amendment

WHEREAS, the Shepard Davern Gateway Small Area Plan Summary was adopted by the Saint Paul City Council as an addendum to the Saint Paul Comprehensive Plan on September 22, 1999; and

WHEREAS, two zoning overlay districts were also established at the time of plan adoption: the SDC Shepard Davern Commercial Redevelopment Overlay District and the SDR Shepard Davern Residential Redevelopment Overlay District, codified in Legislative Code sections 67.302 and 67.303 respectively; and

WHEREAS, the Shepard Davern plan and overlay districts are now more than ten years old and have been identified as needing review and updating; and

WHEREAS, the goal of the Shepard Davern Residential Redevelopment Overlay District (SDR) as stated in Sec. 67.303(a) of the Legislative Code is "to promote the redevelopment of the area into an urban village residential district by mixing attractive examples of higher density multiple family housing with pedestrian-friendly streets and community amenities"; and

WHEREAS, Section 67.303(c)(2) requires a minimum site size of two (2) acres for residential redevelopment in the SDR overlay district, while, in contrast, the SDC overlay district permits development on a site with a minimum of one (1) acre in Sec. 67.302(e)(1)(b) and Traditional Neighborhood districts with the same urban village goal have no similar minimum site size; and

WHEREAS, the only two completed developments in the area covered by the SDR overlay district since its inception have received variances of the minimum site size requirement; and

WHEREAS, the City Council has introduced Ordinance 11-96 to reduce the minimum site size in the SDR overlay district to one (1) acre, consistent with the minimum site size in the SDC overlay district and referred the ordinance to the Planning Commission for study, report, and recommendation; and

WHEREAS, the Commission finds no clearly articulated rationale for the minimum site size standard, and even a one acre minimum site size is too large for finer grain, smaller scale development that may be more in keeping with the goal for a pedestrian-friendly urban village;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that Ordinance 11-96 amending the minimum site size in the SDR overlay district to one (1) acre is consistent with the goals and vision of the Shepard Davern Gateway Area Plan Summary, an addendum to the Comprehensive Plan, but recommends deleting the requirement entirely rather than reducing it as proposed in Ordinance 11-96; and

BE IT FURTHER RESOLVED, that the Planning Commission directs staff to include an analysis of the effectiveness of both Shepard Davern overlay districts in furthering the vision of the Shepard Davern Gateway Small Area Plan when it is updated.

moved by Wencl
seconded by _____
in favor Unanimous
against _____