



Highland District Council  
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### **Highland District Council Resolution Re: Changes to the Shepard Davern Zoning Overlay**

Whereas on August 24, 2011 a St Paul City Council Resolution was introduced (see attached) seeking to amend the Shepard Davern Zoning Overlay; and

Whereas, in 1996 the Highland District Council asked the City of St. Paul to do a Small Area Plan for the area surrounding Davern Street, West Seventh and Shepard Road; further, that the Shepard Davern Zoning Overlay was done as part of the Shepard Davern Small Area Plan initiated by the Highland District Council, and

Whereas the Shepard Davern Small Area Plan and accompanying Shepard Davern Zoning Overlay were the result of

- A multi-year public process
- Dozens of public meetings involving input from local residents, businesses, property owners, developers, City of St. Paul Planning and Economic Development Department, elected officials
- Planning Commission review, public meetings and approval
- City Council review, public hearings and approval, and

Whereas, following the adoption of the Shepard Davern Plan, a Shepard Davern Small Area Plan Implementation Task Force was created to aid in the implementation of the Plan, and

Whereas, with regard to the proposed change to the Zoning Overlay, the City Council has not

- Sought input or consulted the Highland District Council regarding a project that it initiated or
- Sought input from the Shepard Davern Implementation Task Force or
- Sought community input nor scheduled any community meetings to discuss said proposed change or
- Notified area residents and nearby property owners who may be affected by the change, and

Whereas, this Zoning Overlay and Small Area Plan are critical to the ongoing development and any changes should be made only after thoughtful, thorough review of both the Plan and the Zoning overlay in totality, and not piecemeal.

Whereas, the City of St. Paul has a longstanding tradition of citizen participation and recognizes the importance of involving the residents who will be affected by a measure to be included in the decision making process, and

Whereas, the meeting of the Planning Commission and the City Council are not held at times or places convenient for the residents of Highland Park,

Be it Therefore Resolved that:

The HDC is opposed to any changes to the Shepard Davern Zoning Overlay unless and until a community process is established to get input from the residents, property owners, businesses and interested parties.

Adopted on September 13, 2011  
By the Highland District Council

**City of Saint Paul  
City Council**

**Wednesday, August 24, 2011**

**Ord 11-96**

Amending Legislative Code § 67.303(c)(2), pertaining to building regulations in the Shepard Davern residential redevelopment overlay district, by reducing the minimum site size development requirement to one acre, for the purpose of making the residential site size requirement consistent with the site size requirement for the Shepard Davern commercial overlay district under Leg. Code § 67.302(e)(1)(b).