

city of saint paul
planning commission resolution

file number 18-62

date August 10, 2018

RECOMMENDATIONS ON WEST MARSHALL AVENUE ZONING STUDY

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul City Council, with Resolution 17-1713, on October 18, 2017, initiated the West Marshall Avenue Zoning Study for property along Marshall Avenue from the Mississippi River to Hamline Avenue; and

WHEREAS, the Saint Paul Comprehensive Plan identifies West Marshall Avenue both as a 'Residential Corridor', described in the Comprehensive Plan as segments of street corridors that run through Established Neighborhoods and are predominantly characterized by medium density residential uses, and as a 'Mixed Use Corridor', described as an area along a primary thoroughfare that is well-served by transit and intended to accommodate the highest-density development outside of Downtown; and

WHEREAS, West Marshall Avenue's proximity to area colleges and universities and the new professional soccer stadium as well as its access to transit, including the A Line along Snelling Avenue that provides connections to the Green Line at University Avenue and future bus rapid transit service along Marshall are causing the area to experience increased interest and pressure for development; and

WHEREAS, Saint Paul Comprehensive Plan calls for higher density development and anticipates growth in residential corridors to provide for a growing population and encourages the development of medium density multi-family housing along residential corridors; and

WHEREAS, the Union Park Community Plan includes policies that support exploring opportunities to increase density levels and promote new development along key corridors that support transit-oriented development, including along Snelling Avenue and Marshall Avenue between Snelling and Hamline Avenues, and on mixed-use transit routes, while maintaining the historic human scale of the neighborhood, as well as policies to encourage the continued use and rehabilitation of existing structures, districts, and landscapes to preserve the historic character of residential and commercial districts and ensure that new development fits within the character and scale of adjacent neighborhoods; and

moved by Rangel Morales

seconded by _____

in favor 6

against 5 (Edgerton, Fredson, Lindeke, Oliver, Reveal)

WHEREAS, the Saint Paul Planning Commission amended the study area on May 18, 2018 in Resolution 18-35 after identifying several locations where it is reasonable to amend the study area to include parcels not identified by the City Council to ensure zoning districts are logical and appropriate and subsequently recommended an additional parcel, 225 Wilder Street, be added to the study area and rezoned according to the recommendations in the Zoning Study dated July 25, 2018; and

WHEREAS, the West Marshall Avenue Zoning Study finds that Marshall is and will continue to be an appropriate place for a range of housing options including apartments and that traditional neighborhood zoning allows for appropriate density of development along portions of West Marshall Avenue that can provide for pedestrian- and transit-friendly design in new development, and allows for flexibility in use of property; and

WHEREAS, on May 18, 2018 the Saint Paul Planning Commission released the draft West Marshall Avenue Zoning Study for public review, and set a public hearing date for June 29, 2018; 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 June 15, 2018; and

WHEREAS, pursuant to Minnesota Statutes § 462.355 and § 462.357, notice of the hearing was published in the Saint Paul Legal Ledger on June 14, 2018 and published in the Saint Paul Pioneer Press on June 11, June 18, and June 25, 2018; and

WHEREAS, on June 29, 2018, the Saint Paul Planning Commission held a public hearing on the West Marshall Avenue Zoning Study, and held the public record open for written comments through July 2, 2018; and

WHEREAS, the Saint Paul Planning Commission referred the Zoning Study and public testimony back to the Comprehensive and Neighborhood Planning Committee for review and consideration at its meeting on July 25, 2018; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee forwarded its recommendations and rationale for amendments to the Saint Paul Zoning Code based on the Zoning Study in a memorandum to the Saint Paul Planning Commission dated July 25, 2018; and

WHEREAS, the Saint Paul Planning Commission, at its meeting on August 10, 2018, amended the Comprehensive and Neighborhood Planning Committee's recommendations for the five parcels at the southwest corner at Cretin and the three parcels at the southeast corner at Cleveland, recommending that the parcels in these area not already zoned T2 be rezoned to T2, not to T3 as recommended by the committee; and

WHEREAS, the Saint Paul Planning Commission finds that the goals of the Saint Paul Comprehensive Plan and the Union Park Community Plan are advanced by the zoning recommendations contained in the study, as amended by the Planning Commission on August 10, 2018;

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NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission amends the study area to include 225 Wilder Street; and

BE IT FURTHER RESOLVED, under the provisions of Minnesota Statutes § 462.357 and § 61.801 of the Legislative Code, that the Planning Commission hereby recommends to the Mayor and City Council the rezoning of certain properties as shown on the maps incorporated in the West Marshall Avenue Zoning Study dated July 25, 2018 and as amended by the Planning Commission on August 10, 2018.