

STRYKER AVENUE ZONING STUDY

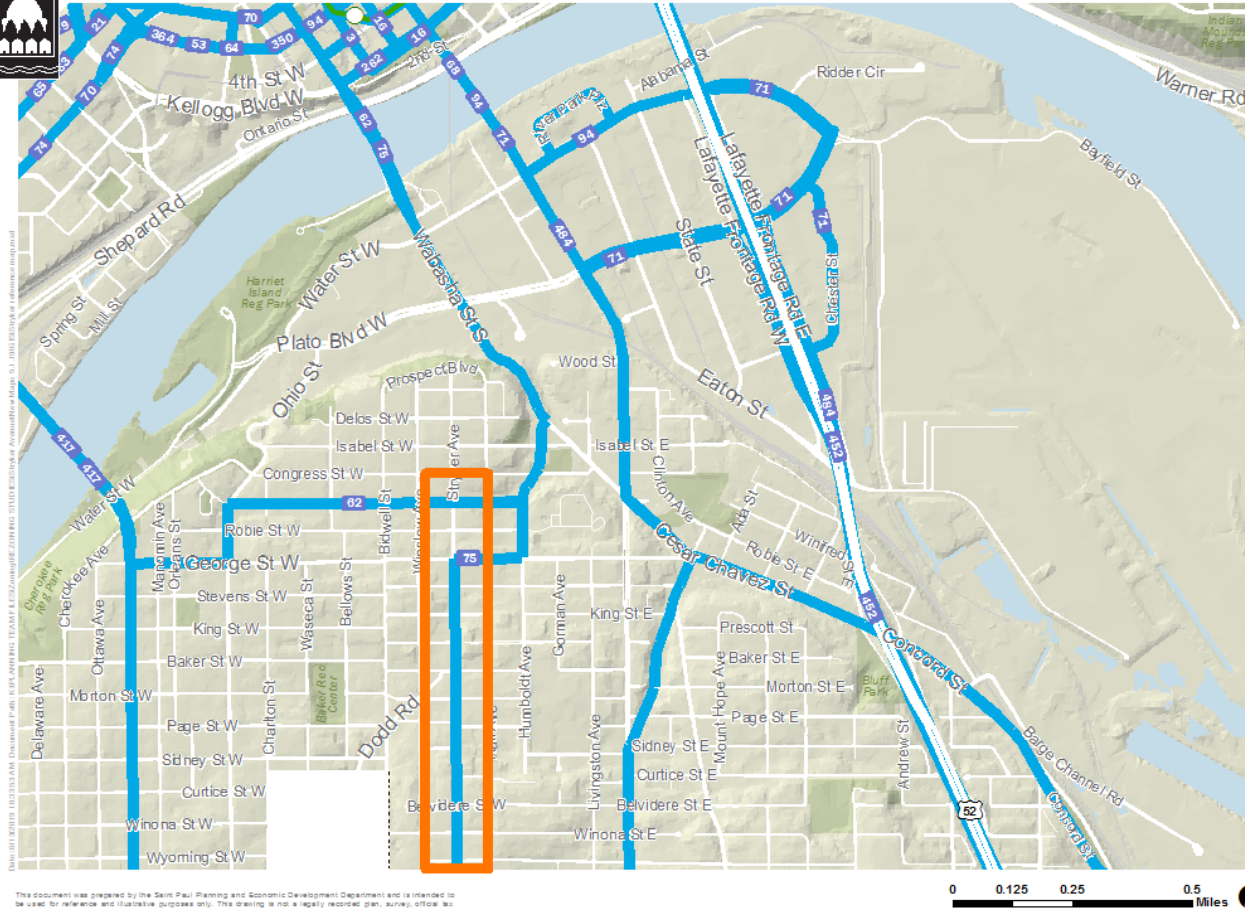
JUNE 14, 2019

PLANNING COMMISSION
MICHAEL WADE - CITY PLANNER

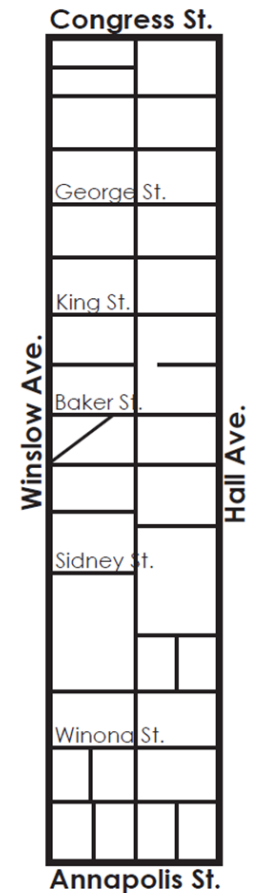


Stryker Avenue Zoning Study Reference Map

June 2019



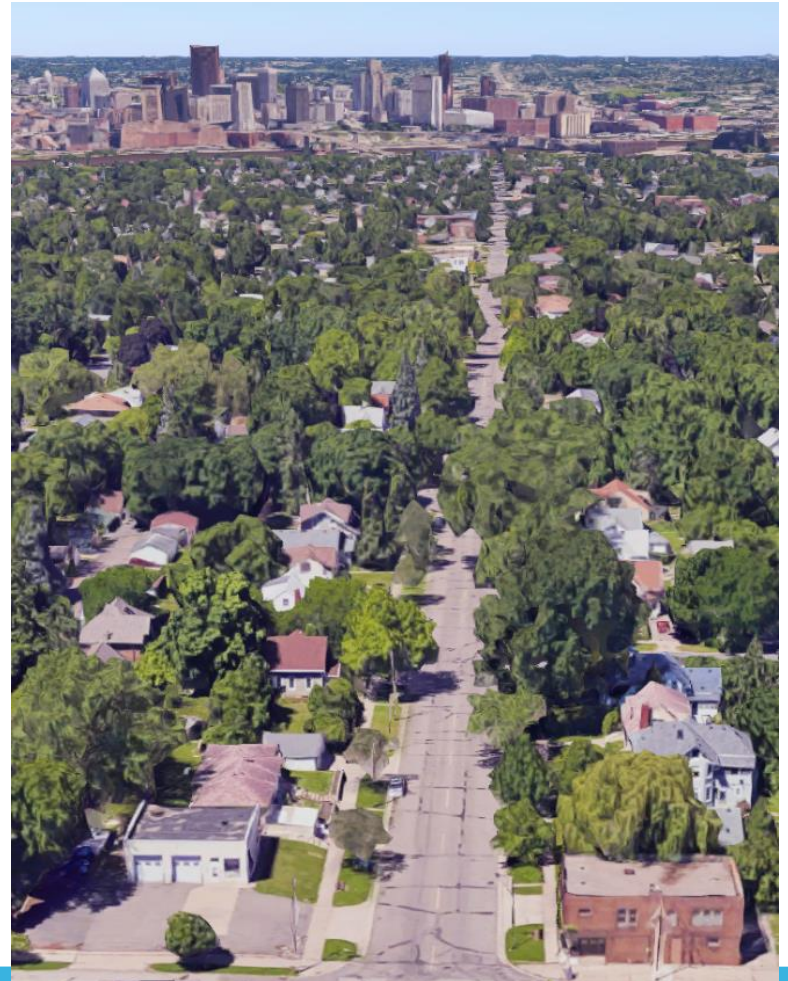
This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally adopted plan, survey, official map or engineering schematic and is not intended to be used as such. Data source: St. Paul Geographic GIS, 2018.



- 27 blocks
- Just under one mile long
- Transit corridor (Route 75 and Route 62)

EXISTING LAND USE

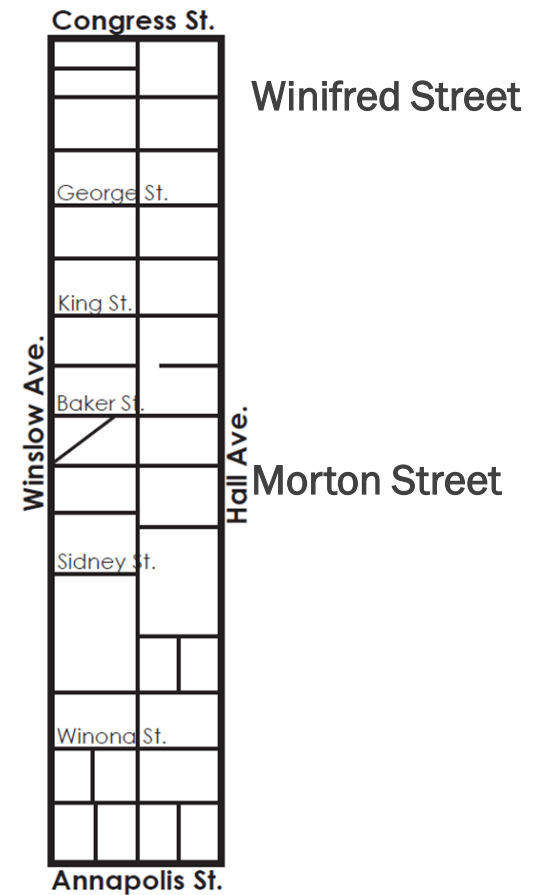
- Primarily single-family detached, duplexes, multi-family and commercial
- Vacant commercial properties
- Undeveloped land



BACKSTORY

January 2017 – Zoning Study requested by the West Side Community Organization (WSCO)

- Requested study between Morton and Winifred
- (Expanded to encompass 40 acres)
- Vacant commercial properties
- Desire for commercial revitalization and new residential options >>> improve neighborhood safety, expand transit service



BACKSTORY

Previous City-adopted plans support this request.

- 2005 Stryker George Precinct Plan
- 2010 Comprehensive Plan
- 2013 West Side Community Plan



BACKSTORY

July 2018 – Study initiated by the Planning Commission.

- Struggling commercial presence
- Lack of “heads and beds” to support a successful commercial presence >>> need for residential

city of saint paul
planning commission resolution
file number 18-55
date July 13, 2018

Initiation of Stryker Avenue 40-Acre Study

WHEREAS, Sec. 61.801(b) of the Zoning Code authorizes the Planning Commission to initiate an amendment to the Zoning Code as provided in Minnesota Statutes Sec. 462.357, Subd. 4;

WHEREAS, the West Side Community Organization submitted a letter to the Saint Paul Planning Commission, dated January 9, 2017, requesting a zoning study to explore rezoning portions of the Stryker Avenue Corridor to support a mixed-use district, allow for a wider range of residential uses, and decrease vacancies by zoning for more flexible land use; and

WHEREAS, the proposed boundaries of the study are Congress Street W, Hall Avenue, Annapolis Street and Winslow Avenue; and

WHEREAS, the *Stryker George Precinct Plan* (2005), *2013 West Side Community Plan* and 2030 Comprehensive Plan all support a range of land uses, expanding access to affordable housing, strengthening the commercial district and creating a pedestrian-oriented neighborhoods with a mix of uses in an urban configuration in the Stryker Avenue study area.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby initiates the Stryker Avenue Zoning Study for the area generally bounded by Congress Street W, Hall Avenue, Annapolis Street and Winslow Avenue to allow for mixed-use development on Stryker Avenue that is consistent with the Comprehensive Plan, the West Side Community Plan and the Stryker George Precinct Plan (see attached map).

moved by Risberg
seconded by _____
in favor Unanimous
against _____

EARLY STAFF RECOMMENDATIONS

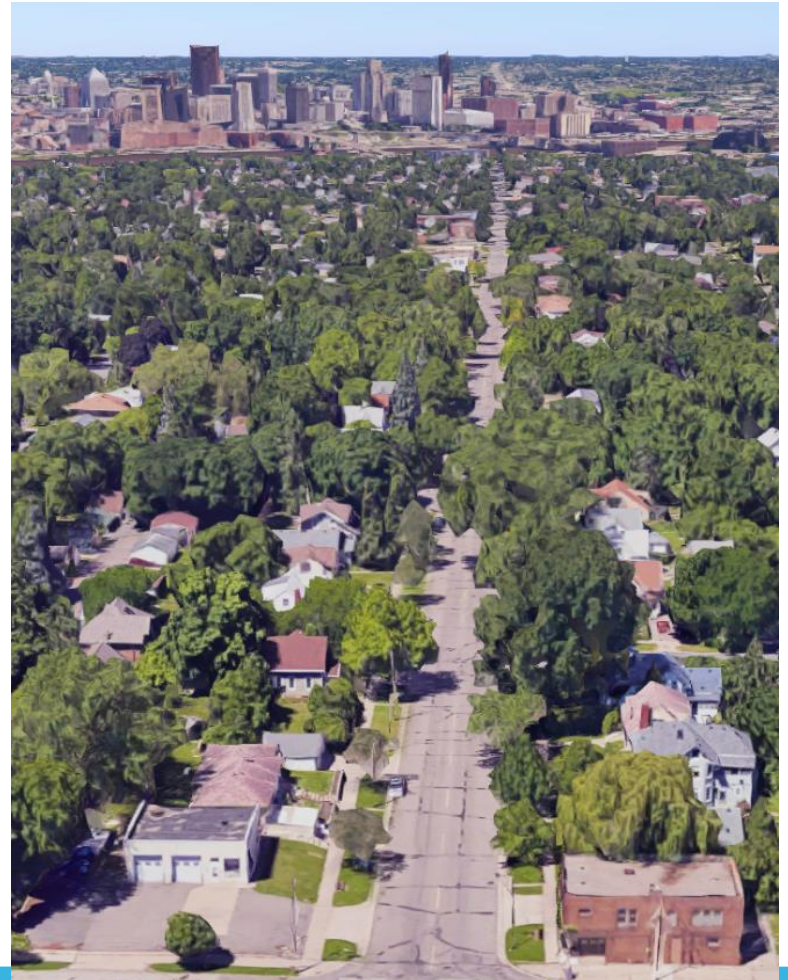
Zoning Option 1: Greater housing opportunity

- Greater use of RT2 Townhouse

Zoning Option 2: Greater housing and commercial flexibility

- Greater Use of T1 Traditional Neighborhood

COMMUNITY MEETING #1



EARLY STAFF RECOMMENDATIONS

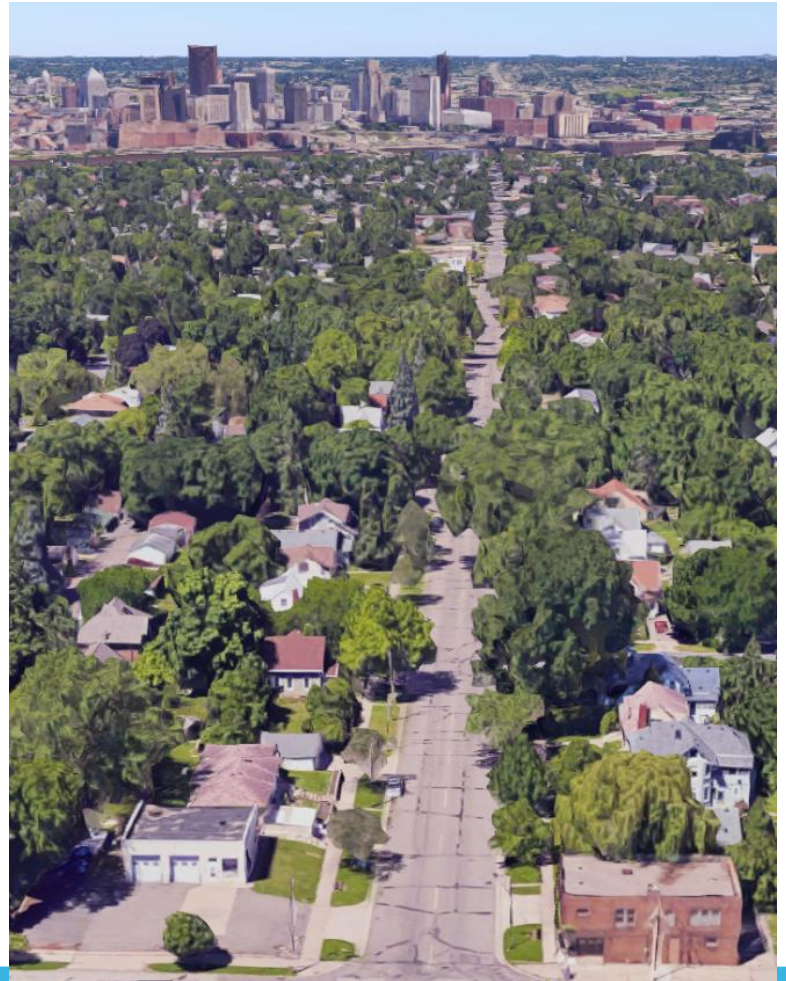
~~Zoning Option 1: Greater housing opportunity~~

- ~~• Greater use of RT2 Townhouse~~

~~Zoning Option 2: Greater housing and commercial flexibility~~

- ~~• Greater Use of T1 Traditional Neighborhood~~

COMMUNITY MEETING #1



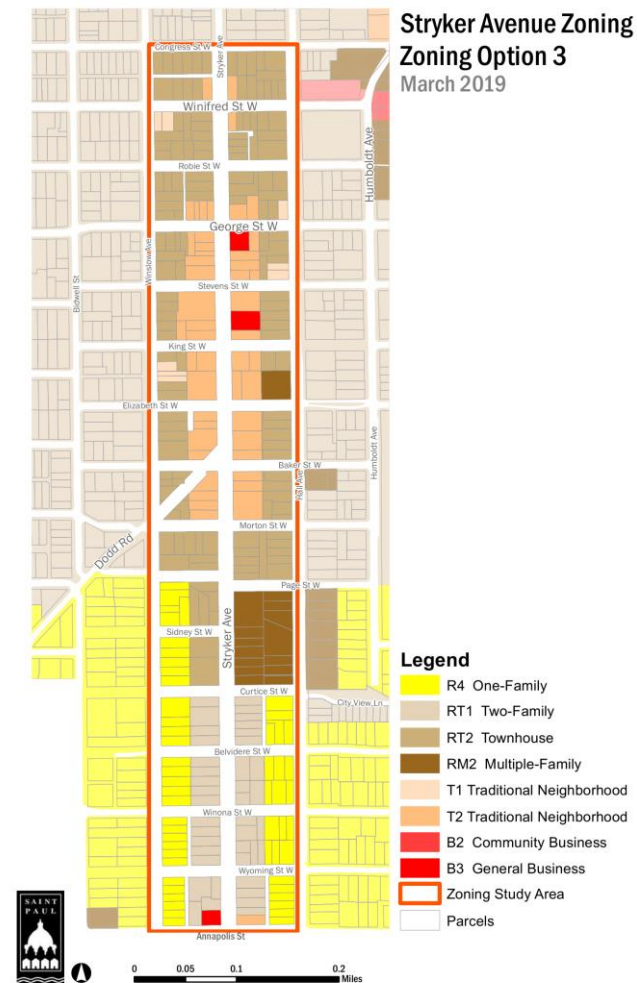
FINAL RECOMMENDATION

Zoning Option 3

- Maintain character of a small-scale mixed use corridor
- Allow mix of residential and commercial uses, especially along George to Morton
- Achieve a more traditional urban form over time
- Moderate increase in housing opportunity

COMMUNITY MEETING #2

Stryker Avenue Zoning Study:
Zoning Option 3
March 2019



PROCESS AND TIMELINE

Today's actions

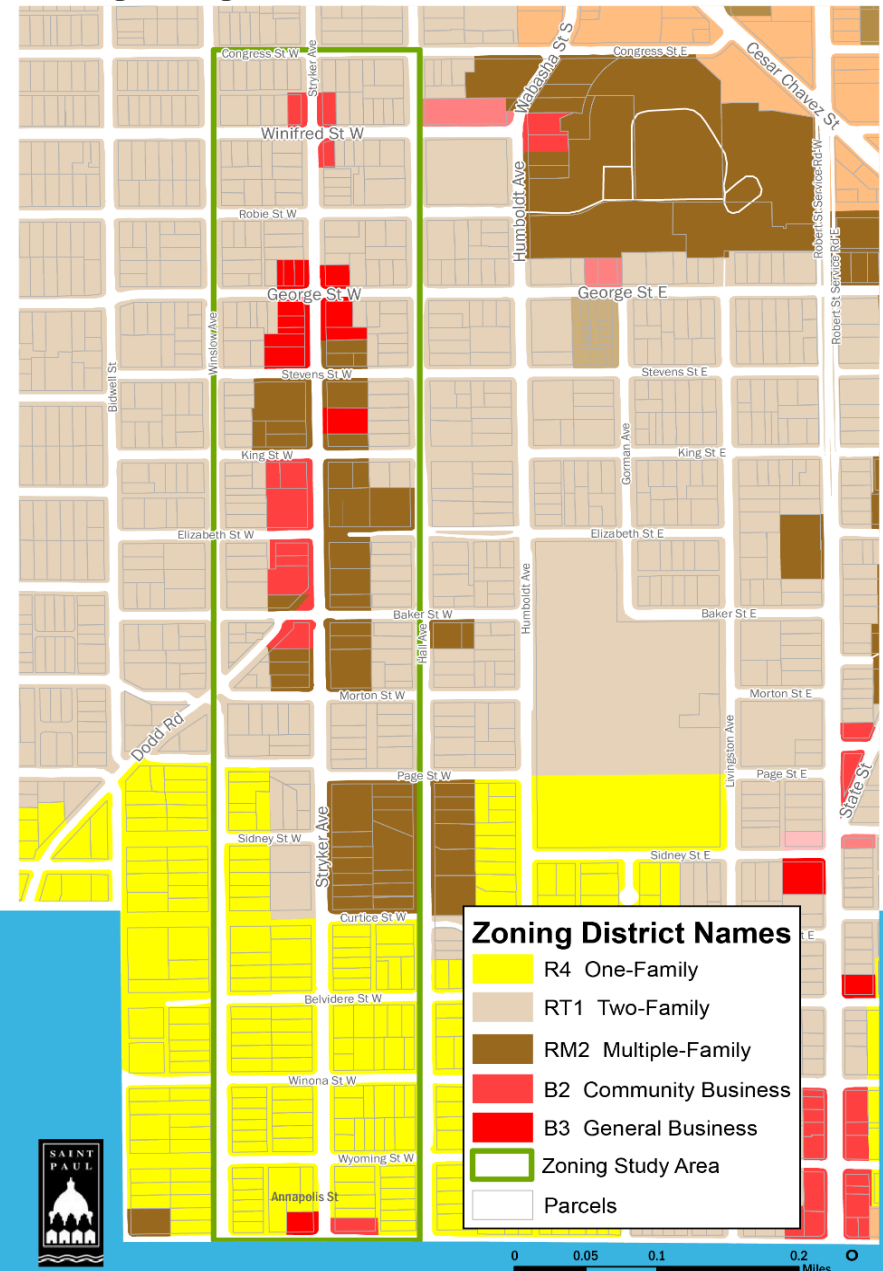
- Release study and zoning recommendation for public review
- Set public hearing date (July 26, 2019)

Action	Tentative Dates
Comprehensive and Neighborhood Planning Committee Review for preliminary study recommendations	June 12, 2019
Comprehensive and Neighborhood Planning Committee Review study and recommend release for public review	June 12
Planning Commission Release for public review and set public hearing date	June 14
Planning Commission Public hearing	July 26
Comprehensive and Neighborhood Planning Committee Review public hearing testimony, revise study, make recommendation to Planning Commission	August 7
Planning Commission Final action on recommendation to Mayor and City Council	August 9 // Aug. 23
City Council First reading of ordinance	August 21 // Sept. 4
City Council Second reading of ordinance	September 11 // Sept. 25
City Council Third reading of ordinance	September 18 // Oct. 2
City Council Final adoption of ordinance	September 25 // Oct. 9
Effective date of ordinance (approx.)	November 1 // Nov. 15

EXISTING ZONING

- B2 Community Business
- B3 General Business
- RM2 Multiple-Family
- RT1 Two-Family
- R4 One-Family

Stryker Avenue Zoning Study: Existing Zoning



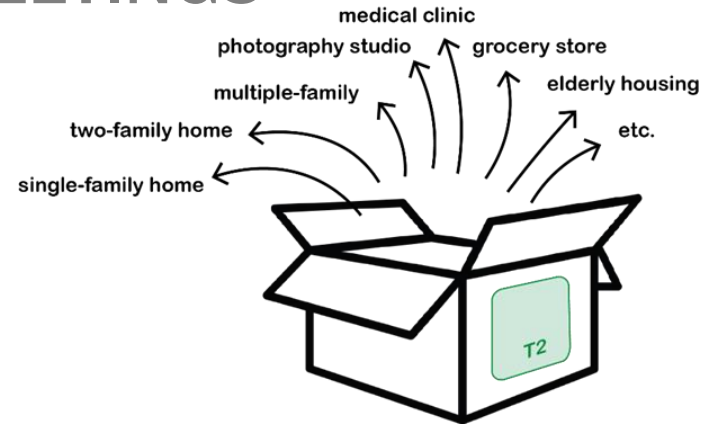
A TALE OF TWO COMMUNITY MEETINGS

Meeting 1: Two Zoning Options

- About 40 attendees
- Passion for the character of the single-family homes
- Aversion to commercial developments and large, impersonal multi-family apartments at the south end

Meeting 2: Third Zoning Option

- Hosted by WSCO with Councilmember Noeker
- About 60 attendees
- Responded to concerns from first meeting
- Emphasis on application
- Audience reported a better understanding of what zoning means for them



PREVIOUS RECOMMENDATIONS

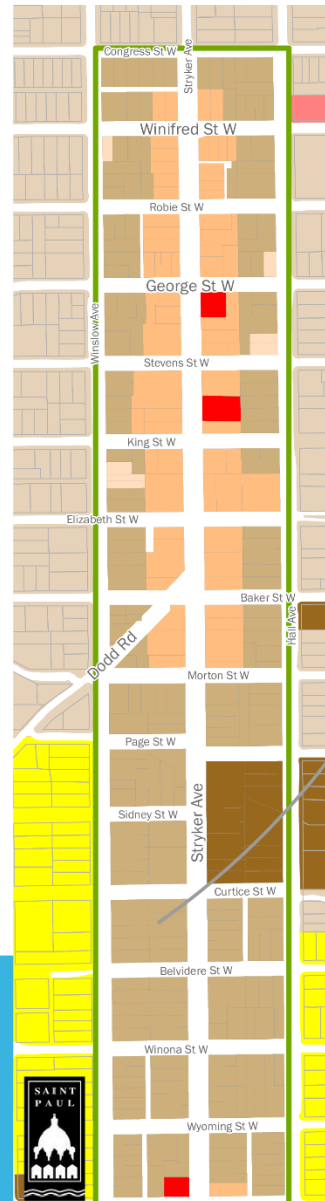
Zoning Option 1: Greater housing opportunity

- Greater use of RT2 Townhouse

Zoning Option 2: Greater housing and commercial flexibility

- Greater Use of T1 Traditional Neighborhood

Zoning Option 1



Greater housing and
commercial flexibility

Greater housing
opportunity

Zoning District Names

	R4 One-Family
	RT1 Two-Family
	RT2 Townhouse
	RM2 Multiple-Family
	T1 Traditional Neighborhood
	T2 Traditional Neighborhood
	B2 Community Business
	B3 General Business
	Zoning Study Area
	Parcels

Zoning Option 2

