



## Legislation Text

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**File #:** Ord 15-23, **Version:** 1

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Adopting the District 11 Hamline Midway Mixed Use Corridors 40-Acre Zoning Study and Zoning Change Recommendations.

WHEREAS, the Hamline Midway Coalition, in a letter dated February 20, 2013, requested that a zoning study of Snelling and Hamline Avenues between Thomas Avenue and Pierce Butler Route be conducted; and

WHEREAS, the Saint Paul Planning Commission, with Resolution 13-58, initiated the District 11 Hamline Midway Mixed-Use Corridors 40-Acre Zoning Study ("Zoning Study"); and

WHEREAS, the Zoning Study considered the Saint Paul Comprehensive Plan, the Hamline Midway Community Plan, current and future land use, building type, general market trends, and past and planned transportation infrastructure investments; and

WHEREAS, the Saint Paul Comprehensive Plan identifies Snelling Avenue as a Mixed-Use Corridor, the area around the intersection of Snelling and University Avenues as a Neighborhood Center, and Hamline Avenue as a Residential Corridor; and

WHEREAS, Strategies 1.12 and 1.21 of the of the Land Use Chapter of the Saint Paul Comprehensive Plan call for balancing the density and scale of development to accommodate growth and provide housing at densities that support transit in, respectively, Neighborhood Centers and Mixed-Use Corridors; and

WHEREAS, Strategy LU 1.1, 1.2, and 1.3 of the Hamline Midway Community Plan call for rezoning from business to traditional neighborhood designations along Snelling Avenue and throughout District 11 Hamline Midway and for identifying redevelopment opportunities throughout District 11 Hamline Midway; and

WHEREAS, public hearing notices were published pursuant to Minnesota Statute § 462.357, Subd. 5 and sent to the early notification list and other interested parties; and

WHEREAS, a public hearing on the draft Zoning Study and draft zoning map amendments was conducted by the Planning Commission on February 13, 2015, at which all persons present were allowed to testify; and

WHEREAS, on March 13, 2015, The Planning Commission unanimously voted to forward on the Zoning Study and the zoning changes recommended by the Zoning Study for consideration by the City Council with a recommendation for approval; and

WHEREAS, the City Council finds that recommended changes to zoning would be consistent with the strategies of the Saint Paul Comprehensive Plan and Hamline Midway Community Plan and with the character of the Hamline Midway area; and

WHEREAS, a public hearing before the City Council, having been conducted June 17, 2015, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the proposed zoning amendments, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes § 462.357

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

**Section 1.**

That the zoning map of the City of Saint Paul, incorporated by reference in Section § 60.303 of the Saint Paul Legislative Code, is hereby amended as follows:

***(1) Rezone the following parcels from B1 to T2:***

PIN 34-29-23-21-0030 677 HAMLIN AVE N  
PIN 34-29-23-12-0135 708 HAMLIN AVE N  
PIN 34-29-23-21-0002 709 HAMLIN AVE N  
PIN 34-29-23-12-0134 714 HAMLIN AVE N  
PIN 34-29-23-12-0133 718 HAMLIN AVE N  
PIN 34-29-23-21-0001 719 HAMLIN AVE N  
PIN 27-29-23-43-0219 722 HAMLIN AVE N  
PIN 27-29-23-43-0218 734 HAMLIN AVE N

***(2) Rezone the following parcels from B2 to T2:***

PIN 34-29-23-13-0118 1328 THOMAS AVE  
PIN 34-29-23-13-0119 1332 THOMAS AVE  
PIN 34-29-23-12-0204 1333 THOMAS AVE  
PIN 34-29-23-13-0120 1336 THOMAS AVE  
PIN 34-29-23-24-0228 1350 THOMAS AVE  
PIN 27-29-23-33-0056 1564 ENGLEWOOD AVE  
PIN 27-29-23-33-0062 1569 MINNEHAHA AVE W  
PIN 33-29-23-11-0216 1591 BLAIR AVE W  
PIN 34-29-23-24-0227 595 HAMLIN AVE N  
PIN 33-29-23-11-0078 603 SNELLING AVE N  
PIN 33-29-23-11-0077 605 SNELLING AVE N  
PIN 33-29-23-11-0076 609 SNELLING AVE N  
PIN 33-29-23-11-0075 613 SNELLING AVE N  
PIN 33-29-23-11-0072 629 SNELLING AVE N  
PIN 34-29-23-22-0206 632 SNELLING AVE N  
PIN 33-29-23-11-0051 633 SNELLING AVE N  
PIN 33-29-23-11-0050 637 SNELLING AVE N  
PIN 33-29-23-11-0049 641 SNELLING AVE N  
PIN 33-29-23-11-0048 647 SNELLING AVE N  
PIN 33-29-23-11-0047 649 SNELLING AVE N  
PIN 34-29-23-22-0197 650 SNELLING AVE N  
PIN 33-29-23-11-0217 665 SNELLING AVE N  
PIN 33-29-23-11-0215 667 SNELLING AVE N  
PIN 34-29-23-22-0180 670 SNELLING AVE N  
PIN 33-29-23-11-0025 675 SNELLING AVE N  
PIN 34-29-23-22-0179 678 SNELLING AVE N  
PIN 33-29-23-11-0024 681 SNELLING AVE N  
PIN 34-29-23-22-0178 682 SNELLING AVE N  
PIN 33-29-23-11-0023 685 SNELLING AVE N  
PIN 34-29-23-22-0177 686 SNELLING AVE N  
PIN 34-29-23-22-0165 694 SNELLING AVE N  
PIN 34-29-23-22-0167 694 SNELLING AVE N

PIN 33-29-23-11-0004 699 SNELLING AVE N  
PIN 34-29-23-22-0166 704 SNELLING AVE N  
PIN 34-29-23-22-0205 710 SNELLING AVE N  
PIN 33-29-23-11-0003 717 SNELLING AVE N  
PIN 34-29-23-22-0162 720 SNELLING AVE N  
PIN 28-29-23-44-0069 721 SNELLING AVE N  
PIN 27-29-23-33-0061 722 SNELLING AVE N  
PIN 28-29-23-44-0070 729 SNELLING AVE N  
PIN 28-29-23-44-0071 735 SNELLING AVE N  
PIN 27-29-23-33-0060 736 SNELLING AVE N  
PIN 28-29-23-44-0072 737 SNELLING AVE N  
PIN 27-29-23-33-0059 740 SNELLING AVE N  
PIN 27-29-23-33-0058 742 SNELLING AVE N  
PIN 28-29-23-44-0057 743 SNELLING AVE N  
PIN 28-29-23-44-0120 747 SNELLING AVE N  
PIN 27-29-23-33-0057 750 SNELLING AVE N  
PIN 28-29-23-44-0056 755 SNELLING AVE N  
PIN 28-29-23-44-0055 759 SNELLING AVE N

**(3) Rezone the following parcels from B3 to T2:**

PIN 28-29-23-41-0002 901 SNELLING AVE N  
PIN 28-29-23-41-0001 919 SNELLING AVE N

**(4) Rezone the following parcels from R4 to T1:**

PIN 34-29-23-12-0221 1327 LAFOND AVE

**(5) Rezone the following parcels from R4 to T2:**

PIN 34-29-23-12-0205 1329 THOMAS AVE  
PIN 34-29-23-22-0160 1536 MINNEHAHA AVE W  
PIN 34-29-23-22-0161 1558 MINNEHAHA AVE W

**(6) Rezone the following parcels from RM2 to T2:**

PIN 34-29-23-23-0171 501 ASBURY ST  
PIN 34-29-23-23-0125 502 ASBURY ST  
PIN 34-29-23-23-0170 517 ASBURY ST  
PIN 34-29-23-23-0157 535 ASBURY ST  
PIN 34-29-23-23-0144 549 ASBURY ST  
PIN 34-29-23-23-0145 555 ASBURY ST  
PIN 34-29-23-23-0146 559 ASBURY ST  
PIN 34-29-23-23-0147 563 ASBURY ST  
PIN 34-29-23-23-0148 567 ASBURY ST  
PIN 34-29-23-23-0228 570 ASBURY ST  
PIN 34-29-23-23-0158 1540 CHARLES AVE  
PIN 34-29-23-23-0142 1541 CHARLES AVE  
PIN 34-29-23-23-0143 1545 CHARLES AVE  
PIN 34-29-23-23-0159 1548 CHARLES AVE  
PIN 34-29-23-23-0160 1552 CHARLES AVE  
PIN 34-29-23-23-0156 1555 CHARLES AVE  
PIN 34-29-23-23-0161 1558 CHARLES AVE

PIN 34-29-23-23-0155 1559 CHARLES AVE  
PIN 34-29-23-23-0154 1561 CHARLES AVE  
PIN 34-29-23-23-0131 1539 EDMUND AVE  
PIN 34-29-23-23-0132 1543 EDMUND AVE  
PIN 34-29-23-23-0133 1549 EDMUND AVE  
PIN 34-29-23-23-0149 1552 EDMUND AVE  
PIN 34-29-23-23-0141 1555 EDMUND AVE  
PIN 34-29-23-23-0140 1559 EDMUND AVE  
PIN 34-29-23-23-0150 1562 EDMUND AVE  
PIN 34-29-23-23-0139 1563 EDMUND AVE  
PIN 34-29-23-23-0169 1547 SHERBURNE AVE  
PIN 34-29-23-23-0168 1559 SHERBURNE AVE  
PIN 34-29-23-23-0227 1500 THOMAS AVE

***(7) Rezone the following parcels from RT1 to T2:***

PIN 34-29-23-21-0119 1343 THOMAS AVE  
PIN 28-29-23-41-0004 1589 TAYLOR AVE  
PIN 28-29-23-44-0018 1595 HUBBARD AVE  
PIN 28-29-23-44-0054 1599 ENGLEWOOD AVE  
PIN 28-29-23-41-0003 0 SNELLING AVE N  
PIN 28-29-23-44-0019 803 SNELLING AVE N  
PIN 28-29-23-44-0020 807 SNELLING AVE N  
PIN 28-29-23-44-0021 811 SNELLING AVE N  
PIN 28-29-23-44-0022 817 SNELLING AVE N  
PIN 28-29-23-44-0002 823 SNELLING AVE N  
PIN 28-29-23-44-0001 833 SNELLING AVE N  
PIN 28-29-23-41-0087 845 SNELLING AVE N  
PIN 28-29-23-41-0086 851 SNELLING AVE N  
PIN 28-29-23-41-0085 861 SNELLING AVE N  
PIN 28-29-23-41-0084 865 SNELLING AVE N  
PIN 28-29-23-41-0083 871 SNELLING AVE N  
PIN 28-29-23-41-0082 877 SNELLING AVE N

**Section 2.**

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.