



Legislation Text

File #: Ord 14-12, **Version:** 1

Amending Sections 60.221, 66.331, and 66.341 of the Zoning Code pertaining to transit streets. (Laid over from April 16)

STATEMENT OF FINDINGS BY THE COUNCIL

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current city policies, to address current technology and market conditions, and to bring the zoning code up-to-date; and

WHEREAS, The Land Use Chapter of the Comprehensive Plan, in Policy LU-1.3, calls for study of T districts to determine how they can accommodate more intense residential development, focusing on density and other development standards including height, scale and massing; and

WHEREAS, on January 10, 2014, the Planning Commission duly conducted a public hearing on the amendments proposed pertaining to Transit Streets where all interested parties were afforded an opportunity to be heard, notice of which was published in the *Legal Ledger* and was sent to the City's Early Notification System; and

WHEREAS, based upon the testimony and recommendations received during the January 10, 2014 public hearing, staff subsequently prepared revised draft amendments for the Transit Street text amendments and, in a memorandum dated January 24, 2014, the Planning Commission's Comprehensive Planning Committee submitted these revised draft amendments to the Commission for action along with the memorandum and its rationale for making the proposed amendments; and

WHEREAS, on February 7, 2014, the Planning Commission, based upon the Comprehensive Planning Committee's report and all the testimony received from the January 10, 2014 public hearing, duly submitted its recommendation to amend certain sections of the Zoning Code pertaining to Transit Streets may be permitted to the City Council for its review and consideration; and

WHEREAS, a public hearing before the City Council having been duly conducted at which all interested parties were given an opportunity to be heard, and having considered all the testimony and recommendations concerning the proposed zoning text amendments, including the Planning Commission's minutes and the Comprehensive Planning Committee's memorandum and their rationale for the recommended zoning code amendments which the Council finds persuasive and thus hereby incorporates by reference into this ordinance for the specific purpose of articulating the Council's reasons and rationale for enacting the recommended amendments as set forth below in Sections 1 through 3, in addition to any other reasons the Council might articulate on the record in adopting these amendments the Council, having considered all the facts and recommendations concerning the proposed zoning amendments and pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes Sec. 462.357 states as follows:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

Sec. 60.221 T. *Transit Street*. ~~Those streets or segments of streets where there is high volume transit service~~

~~and/or minimum level of 10 minute peak frequency as follows: University Avenue, Robert Street between University Avenue and Concord Street, Concord Street between Wabasha Street and State Street, and Wabasha Street between Twelfth Street and Winifred Street.~~

SECTION 2

Table 66.331, Traditional Neighborhood District Dimensional Standards

(f) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.~~

SECTION 3

Sec. 66.341. Required conditions in T1-T2 traditional neighborhood districts.

(a) ~~Amount of parking. For buildings with more than six (6) dwelling units properties within one-quarter (1/4) mile of a transit street, as defined properties within one-quarter (1/4) mile of a transit street, as defined, the minimum amount of required off-street parking for residential uses specified in section 63.207 Parking requirements by use, may be reduced by twenty-five (25) percent. This provision does not apply applies to principal and secondary dwelling units and units in mixed-use buildings, but not to live-work units.~~

SECTION 4

This Ordinance shall take effect and be in force thirty (30) days following its passage, approval and publication.