



## Legislation Details (With Text)

**File #:** RES PH 15- 13 **Version:** 2  
**Type:** Resolution-Public Hearing **Status:** Passed  
**In control:** City Council  
**Final action:** 1/21/2015  
**Title:** Adopting the Shepard Davern Area Plan and amended District 15 Plan Summary as addenda to the City of Saint Paul Comprehensive Plan.  
**Sponsors:** Chris Tolbert

**Indexes:**

**Code sections:**

**Attachments:** 1. 01 ShepDav Plan Amended, 2. 01 ShepDav Plan, 3. 02 D15 Highland Park Neighborhood Plan summary 2007\_2014 edits, 4. 03 S-D Plan PC hearing comments received as of 10-16-14 at 4 pm, 5. 04 ShepDav Memo PC 11-14-14, 6. 05 PC Resolution 14-76 Shepard Davern

Date	Ver.	Action By	Action	Result
1/23/2015	2	Mayor's Office	Signed	
1/21/2015	2	City Council	Adopted As Amended	Pass

Adopting the Shepard Davern Area Plan and amended District 15 Plan Summary as addenda to the City of Saint Paul Comprehensive Plan.

WHEREAS, the Highland District Council requested a small area plan update and zoning study of the Shepard Davern area; and  
WHEREAS, "The Shepard Davern Gateway Small Area Plan & Saint Paul Gateway Project" was adopted as an addendum to the "Saint Paul Comprehensive Plan" on September 22, 1999; and  
WHEREAS, it is the policy of the Planning Commission to decertify small area plans that are ten (10) years old or older when a new plan is done for the same geographic area; and  
WHEREAS, in December 2012, the Saint Paul Planning Commission initiated the Shepard Davern Area Plan and Zoning Study; and  
WHEREAS, the Planning Commission authorized the creation of the Shepard Davern Area Task Force, which was comprised of co-chairs from the Planning Commission and the Highland District Council as well as residents, commercial property owners and business operators, and met over the course of 13 months to advise the work of City staff; and  
WHEREAS, the Task Force process informed the draft "Shepard Davern Area Plan," which includes strategies on Land Use, Transportation, Parks and Recreation and Housing; and  
WHEREAS, the Task Force process informed the draft amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," which was adopted by the City Council on July 18, 2007, as an addendum to "The Comprehensive Plan for Saint Paul"; and  
WHEREAS, the Planning Commission, on September 5, 2014, released a draft of the "Shepard Davern Area Plan" and a draft of the amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan" and set a public hearing for October 17, 2014; 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 "Shepard Davern Area Plan" and draft amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," was conducted by the Planning Commission on October 17, 2014, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until Monday, October 20, 2014 at 4:30 p.m.; and  
WHEREAS, five (5) people spoke at the hearing and six (6) written comments were received; and  
WHEREAS, the public hearing comments supported the draft "Shepard Davern Area Plan" and amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan," with specific comments on the use of parks, neighborhood signage, specific businesses, and the transportation studies ongoing in the area; and  
WHEREAS, the Neighborhood Planning Committee discussed the comments, draft documents and proposed changes on November 5, 2014, and forwarded its recommendation to the Planning Commission; and  
WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Neighborhood Planning Committee on the "Shepard Davern Area Plan" and amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan"; and  
WHEREAS, on November 14, 2014, the Planning Commission recommended City Council adoption of the "Shepard Davern Area Plan" and the amended "Area Plan Summary: District 15 Highland Park Neighborhood Plan"; and  
WHEREAS, the Planning Commission further recommended that the City Council decertify "The Shepard Davern Gateway Small Area Plan & Saint Paul Gateway Project"; and  
WHEREAS, the Planning Commission further recommended that the City Council delete Article III, 67.300 Shepard Davern Commercial and Residential Redevelopment Overlay District in its entirety from the Saint Paul Zoning Code;  
NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul City Council finds that the "Shepard Davern Area Plan" and the amendment to the "Area Plan Summary: District 15 Highland Park Neighborhood Plan" are consistent with the Saint Paul Comprehensive Plan and other relevant area plans; and  
BE IT FURTHER RESOLVED, that the Saint Paul City Council adopts the "Shepard Davern Area Plan" as an addendum to the "City of Saint Paul Comprehensive Plan," replacing the previous plan, subject to review by the Metropolitan Council; and  
BE IT FURTHER RESOLVED, that the Saint Paul City Council adopts the amended "Area Plan Summary: District 15 Highland Park Neighborhood Plan" as an addendum to the "City of Saint Paul Comprehensive Plan," replacing the previous version; and  
BE IT FINALLY RESOLVED, that the Saint Paul City Council thanks the Shepard Davern Task Force for its involvement and assistance throughout the study process in communicating with residents and property owners, soliciting input and providing feedback.