



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

In control: City Council

Final action: 6/24/2015

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

Sponsors: Russ Stark

Indexes:

Code sections:

Attachments: 1. Planning Commission Recommendation, 2. PC Resolution and Attachment, 3. PC minutes 03-13-2015, 4. Letter Requesting Zoning Study for Snelling & Hamline Avenues, 5. Presentation for City Council Public Hearing - Hamline Midway Mixed Use Corridors 40-Acre Zoning Study, 6. Hamline Rezoning PH Materials

Date	Ver.	Action By	Action	Result
6/29/2015	1	Mayor's Office	Signed	
6/24/2015	1	City Council	Adopted	Pass
6/17/2015	1	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
6/10/2015	1	City Council	Laid Over to Third Reading/Public Hearing	
6/3/2015	1	City Council	Laid Over to Second Reading	

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