



Legislation Text

File #: RES 14-2121, **Version:** 1

Amending RES 14-1324 which initiated a zoning code study of the current dimensional and building design standards applicable to the new construction or remodeling of single-family homes located in R1- R4 zoning districts within the defined boundaries of Ward 3 set forth in the most recent ward boundary resolution adopted pursuant to City Charter § 4.01.2.

AMENDED 8/6/14, 12/10/14

WHEREAS, the Council of the City of Saint Paul finds that the zoning code's present dimensional and building design standards for single family homes have been adopted at various times and for various purposes in order to create uniform, city-wide standards; and

WHEREAS, within Ward 3, the City Council detects an increasing trend for newly built or remodeled homes to be constructed at heights and scales that comply with the dimensional and design standards of the zoning code yet may lack compatibility with the existing density, height and scale of adjacent homes; and

WHEREAS, it appears to the City Council that the zoning code's present dimensional and building design standards, which are applicable on a city-wide basis, may not be in keeping with the expressed goal of the land use and housing chapters of the City's Comprehensive Plan to maintain the character of the established neighborhoods, when those standards are applied within the established neighborhoods of Ward 3; and

WHEREAS, the City Council desires to maintain the character of Ward 3's established neighborhoods and wishes to undertake a limited zoning study to consider text amendments to the zoning code's city-wide dimensional and building design standards for single-family homes and recommend new density, height, scale, and aesthetic elements that would be applied only to Ward 3's established neighborhoods in order to encourage reinvestment in Ward 3's existing residential housing stock by providing opportunities for new or remodeled construction projects that are in harmony with the present character of Ward 3's established neighborhoods; and

WHEREAS, Planning and Economic Development staff require additional time to gather data and best practices and consult with stakeholders to provide for a thorough and inclusive zoning study process; now, be it

RESOLVED, pursuant to Minn. Stat. § 462.357, Subd. 4, the Council of the City of Saint Paul hereby refers to the planning commission for study, the possibility of amending Leg. Code § 66.231 ("density and dimensional standards"), Leg. Code § 63.110 ("building design standards"), and any other section of the zoning code deemed necessary by the commission as a result of its study, and to receive from the commission a report and recommendation regarding amendments to the zoning code sections stated herein or any other zoning code sections which, in the opinion of the commission, will facilitate the Council's intention to maintain the existing character of Ward 3's established neighborhoods; and be it

RESOLVED, that the City Council requests Planning Commission staff to complete their staff recommendation to the Commission by January 4 29, 2015 and provide this recommendation to the Planning Commission and the City Council (for informational purposes) at that time.