



Legislation Text

File #: Ord 15-1, **Version:** 2

Amending the Zoning Map of Saint Paul as recommended in the Shepard Davern Area Zoning Study.

WHEREAS, the Highland Plan Summary, adopted as an addendum to the Saint Paul Comprehensive Plan in 2007, requested a zoning study of the Shepard Davern area to consider mixed use zoning to replace the existing zoning and Shepard Davern overlay districts, which were adopted in 1999; and

WHEREAS, in December 2012, the Saint Paul Planning Commission initiated the Shepard Davern Area Zoning Study; and

WHEREAS, the Planning Commission authorized the creation of the Shepard Davern Area Task Force, which met over 13 months to advise City staff on local strategies for land use, transportation, parks and recreation, and housing, which in turn informed rezoning proposals for the area; and

WHEREAS, the Shepard Davern area is characterized by a mix of residential, retail, office and industrial uses, particularly south of West 7th Street, and this mix was identified as beneficial for community health, economic vitality, and new investment by the Shepard Davern Task Force; and

WHEREAS, in addition to input from the Task Force, community meetings were conducted and two separate notices were mailed to all property owners in the zoning study area to elicit comments on staff recommendations for property rezoning, and these comments were considered in making revisions to the proposed rezoning; and

WHEREAS, the Planning Commission has determined that the number of real estate descriptions affected by the proposed zoning amendments renders obtaining written consent impractical; and

WHEREAS, on November 14, 2014, the Planning Commission, following a public hearing on October 17, 2014, recommended adoption of the rezoning recommendations contained in the Shepard Davern Area Zoning Study Report, dated November 7, 2014, with the following key conclusions/recommendations:

1. Support the Saint Paul Comprehensive Plan intent for the study area as a "Mixed Use Corridor" and the Highland Plan Summary (adopted as an addendum to the Comprehensive Plan in 2007) request to consider "T" traditional neighborhood mixed use zoning for the area to replace the two Shepard Davern overlay zoning districts. Traditional neighborhood mixed use zoning closely approximates the mix of uses and design standards included in the overlay districts to be replaced, thereby maintaining the community intent for the area to support a range of residential, business and office uses.
2. Rezone almost all of the B2, B3 (Business) and OS (Office Service) properties in the study area to T2 or T3 (mixed use), to support continued operation and addition of retail, office and service uses, while expanding opportunities for mixed use and residential development along and south of West 7th Street.
3. Rezone almost all of the RM1, RM2 and RM3 (Multi-family Residential) properties in the study area to T2 or T3 (mixed use), to support continued operation and addition of residential uses, while expanding opportunities for mixed use, retail, office and service uses along and south of West 7th Street.
4. Rezone "split zoned" parcels (single parcels with multiple zoning districts) to one (1) zoning district per parcel, in a manner consistent with zoning of adjacent parcels.
5. Retain I1 (Light Industrial) zoning in the study area to support existing and future industrial uses.
6. Retain the current residential zoning districts north of West 7th Street in the study area.
7. Retain the current B2 (Business) zoning for the two (2) parcels owned by Paster Properties and occupied by Sibley Plaza and a gasoline convenience business. Both properties are planned for redevelopment in a manner that is consistent with B2 zoning standards. The property owner, the Shepard-Davern Task Force, the Highland District Council, and community members who commented for the Planning Commission public

hearing overwhelmingly support retaining B2 zoning for the site, which would retain retail as its primary allowed use, consistent with its current and envisioned role as the retail hub for the area, while allowing inclusion of some residential as B2 permits and appropriate to the mix of uses in the area.

WHEREAS, a public hearing before the City Council, having been conducted January 21, 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:

[The properties to be rezoned are listed in Attachment A]

Section 2.

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