



Legislation Text

File #: Ord 17-36, **Version:** 2

Amending the Zoning Map of Saint Paul as recommended in the Snelling Avenue South Zoning Study.

STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul Planning Commission, with Resolution 15-44 on July 10, 2015, initiated the Snelling Avenue South Zoning Study; and

WHEREAS, the Saint Paul Comprehensive Plan identifies Snelling Avenue as part of a 'Mixed Use Corridor', described by the Comprehensive Plan as an area along a primary thoroughfare that is well-served by transit and intended to accommodate the highest-density development outside of Downtown; and

WHEREAS, the Metro Transit A-Line Arterial Bus Rapid Transit began service along Snelling Avenue in July of 2016, bringing a higher level of transit service to the corridor; and

WHEREAS, the Union Park Community Plan includes policies that support opportunities to increase density levels and promote new development along Snelling Avenue and to support mixed use development in mixed use corridors while minimizing impacts to adjacent lower density areas; and

WHEREAS, the Macalester-Groveland Community Plan supports compact, pedestrian-friendly development and streetscapes along mixed use corridors including Snelling, Grand, St. Clair, and Randolph Avenues, while maintaining zoning that preserves lower-density residential areas outside of those corridors; and

WHEREAS, the Highland Park Neighborhood Plan Summary calls for considering rezoning portions of the 'Snelling-Randolph commercial area' to T2 traditional neighborhood and using traditional neighborhood zoning more generally to allow for residential uses in commercial areas

WHEREAS, on May 19, 2017, the Saint Paul Planning Commission held a public hearing on the Snelling Avenue South Zoning Study, and held the public record open for written comments until May 26, 2017; and

WHEREAS, the Saint Paul Planning Commission referred the Zoning Study and public testimony back to a joint meeting of the Comprehensive and Neighborhood Planning Committees for review and consideration; and

WHEREAS, the Comprehensive and Neighborhood Planning Committees forwarded its recommendations and rationale for amendments to the Saint Paul Zoning Code based on the Zoning Study in a June 13, 2017, memorandum to the Saint Paul Planning Commission;

WHEREAS, the Planning Commission by its resolution 17-41 recommended to the Mayor and City Council the rezoning of certain properties as shown on the maps incorporated into the Snelling Avenue South Zoning Study, and the formal acknowledgement of recommendations for future study as described in the Snelling Avenue South Zoning Study.; 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 amendments, including the Planning Commission's minutes and the Neighborhood Planning Committee's memorandum and their rationale for the recommended zoning 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 and 2, 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

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 and are shown in the attached maps]

SECTION 2

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