



Legislation Text

File #: RES 18-162, **Version:** 3

Directing the Planning Commission to undertake a zoning study to determine whether accessory dwelling units should be permitted in the Mounds Park, and Planning District 1 (Eastview, Conway, Battle Creek and Highwood Hills), Planning District 3 (West Side), Planning District 7 (Thomas-Dale), and Planning District 9 (West Seventh) areas and regulated under § 65.913(a).

WHEREAS, on September 19, 2016, the City of Saint Paul approved adding dwelling units as an accessory use in the RL, R1-R4, RT1, RT2, RM1-RM3, and T1-T4 zoning districts; and

WHEREAS, under §65.913(a) accessory dwelling units are limited to one-half mile of University Avenue between Emerald Street and Lexington Parkway; and

WHEREAS, Land Use Policy 1.6 and Housing Policy 2.17(b) of the Comprehensive Plan support a zoning study to explore accessory units in Established Neighborhoods; and

WHEREAS, residents of the Mounds Park, and District 1, District 3, District 7, and District 9 areas have expressed interest in allowing ADUs in that those parts of the city; and

WHEREAS, future land use in the Mounds Park and District 1, District 3, District 7, and District 9 residential areas are guided Established Neighborhood in the Comprehensive Plan; and

WHEREAS, Policy H3.6 of the District 1 Community Council Community Plan states: “Explore the potential for accessory dwelling units in all single-family residential zoning districts, including what impacts this would have on both the zoning districts and the community;” and

WHEREAS, Mounds Park is generally described as the area bound by Interstate 94 to the north, Highway 61 to the east, and Mounds Boulevard to the south and west; and District 1 is generally described by as the area bound by Minnehaha Avenue to the north and west, McKnight Road to the east, Red Rock Road to the south, the Mississippi River to the west to Warner Road to Highway 61 to Birmingham Street up to Minnehaha Avenue; District 3 is generally described as the area bound by the Mississippi River to where Annapolis Street, if extended, meets the Mississippi River except for the area bound by Sidney Street to the north, Bidwell Street to the east, Annapolis Street to the South, and Charlton Street to the west; District 7 is generally described as the area bound by Burlington Northern Rail to the north, Interstate 35E to the east, University Avenue to the south and Lexington Parkway to the West; and District 9 is generally described as the area bound by Interstate 35E to the north, Kellogg Boulevard to Robert Street to the northeast, the Mississippi River to Interstate 35E to the northeast to the southwest, Interstate 35E to Shepard Road to Homer Street to West Seventh to Interstate 35E;

NOW, THEREFORE, BE IT RESOLVED, that the City Council requests that the Planning Commission complete a zoning study to consider permitting ADUs in Mounds Park, and Planning District 1, District 3, District 7, and District 9 areas.