



## Legislation Text

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**File #:** Ord 19-59, **Version:** 1

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Amending the zoning map as recommended in the Stryker Avenue Zoning Study.

### STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS, the West Side Community Organization submitted a letter to the Saint Paul Planning Commission, dated January 9, 2017, requesting a traditional neighborhood zoning study for Stryker Avenue; and

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul City Council, with Resolution 18-55, on July 13, 2018, initiated the Stryker Avenue Zoning Study for property along Stryker Avenue from Congress Street to Annapolis Street between Hall Avenue and Winslow Avenue; and

WHEREAS the Saint Paul 2030 Comprehensive Plan Future Land Use Map designates Stryker Avenue in part as a "Residential Corridor" - calling for medium density residential - and in part as a "Mixed Use Corridor" - calling for the highest-density development outside of Downtown and frequent service by transit; and

WHEREAS the Saint Paul 2030 Comprehensive Plan, West Side Community Plan, and Stryker-George Precinct Plan anticipate a growing population and resulting growth in residential corridors, encourage the development of medium density multi-family housing and mixed-use developments along transit corridors, support maintaining the historic human scale of the corridor, and encourage the continued use and rehabilitation of existing structures; and

WHEREAS the Stryker Avenue Zoning Study finds that Stryker is and will continue to be an appropriate place for a range of housing options including apartments, and that medium-density residential zoning and traditional neighborhood zoning allows for appropriate density of development along portions of Stryker Avenue that can provide for pedestrian- and transit-friendly design in new development, and allows for flexibility in use of property; and

WHEREAS, on August 10, 2018, following a duly noticed public hearing that was held on July 26, 2019, the Planning Commission recommended the rezoning of a number of parcels in the study area in accordance with the Stryker Avenue Zoning Study and related to the overall needs of the community as documented in the study dated September 6, 2019; and

WHEREAS, on October 16, 2019, following a duly noticed public hearing before the City Council where all interested parties were afforded the opportunity to be heard, the Council considered all the facts, recommendations, and testimony regarding 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 Saint Paul, incorporated in Legislative Code § 60.303, is hereby amended according to the map and table shown on ATTACHMENT A.

**SECTION 2**

This ordinance shall become effective thirty (30) days after its passage, approval, and publication.