

From: [Benjamin Werner](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Traditional Neighborhood Zoning Comment
Date: Tuesday, October 28, 2025 9:18:24 AM

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Dear City Councilmembers,

Please vote “Yes” on the proposed updates to the Traditional Neighborhood zoning districts as recommended to you by the Planning Commission. These common-sense changes will make the T Districts easier for City staff to administer, and easier for prospective real estate developers (especially regular folks working on small, locally-financed, neighborhood-scale projects) to understand and follow.

I also want to urge you to quickly initiate another zoning study focused on broadly expanding the T Districts throughout Saint Paul, so that people can open neighborhood-serving businesses like coffeeshops and corner stores in more places without first having to get their property rezoned. Here are four ideas I hope will be included within the scope of the study:

- Rezoning land along arterial and collector streets into the T Districts (including but not limited to high-frequency transit routes)
- Simplifying the Zoning Code by sunseting the Business districts and the Vehicular Parking district (perhaps consolidating them into the T Districts)
- Identifying formerly commercial buildings that are currently zoned in the H Districts and rezoning them into T Districts (to re-enable commercial uses in the future)
- Adding language to the H Districts that would enable small-scale commercial land uses within them (e.g. corner stores and Accessory Commercial Units) under certain conditions.
- Upzoning all land along commercial and central corridors to T3

Thank you for the invitation to comment.

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