

959 Payne Avenue

#25-010-953 **Rezone from B2 Community Business to T2 Traditional Neighborhood**



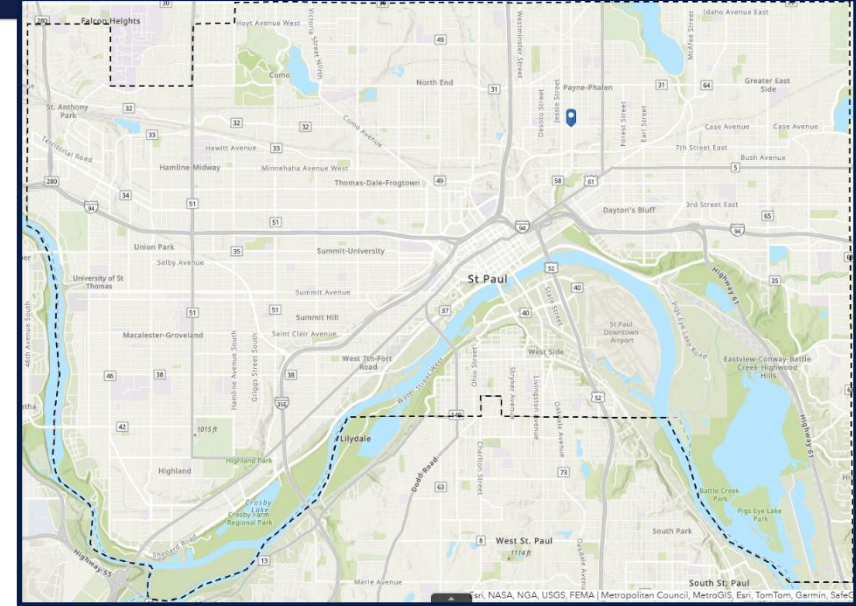
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Location

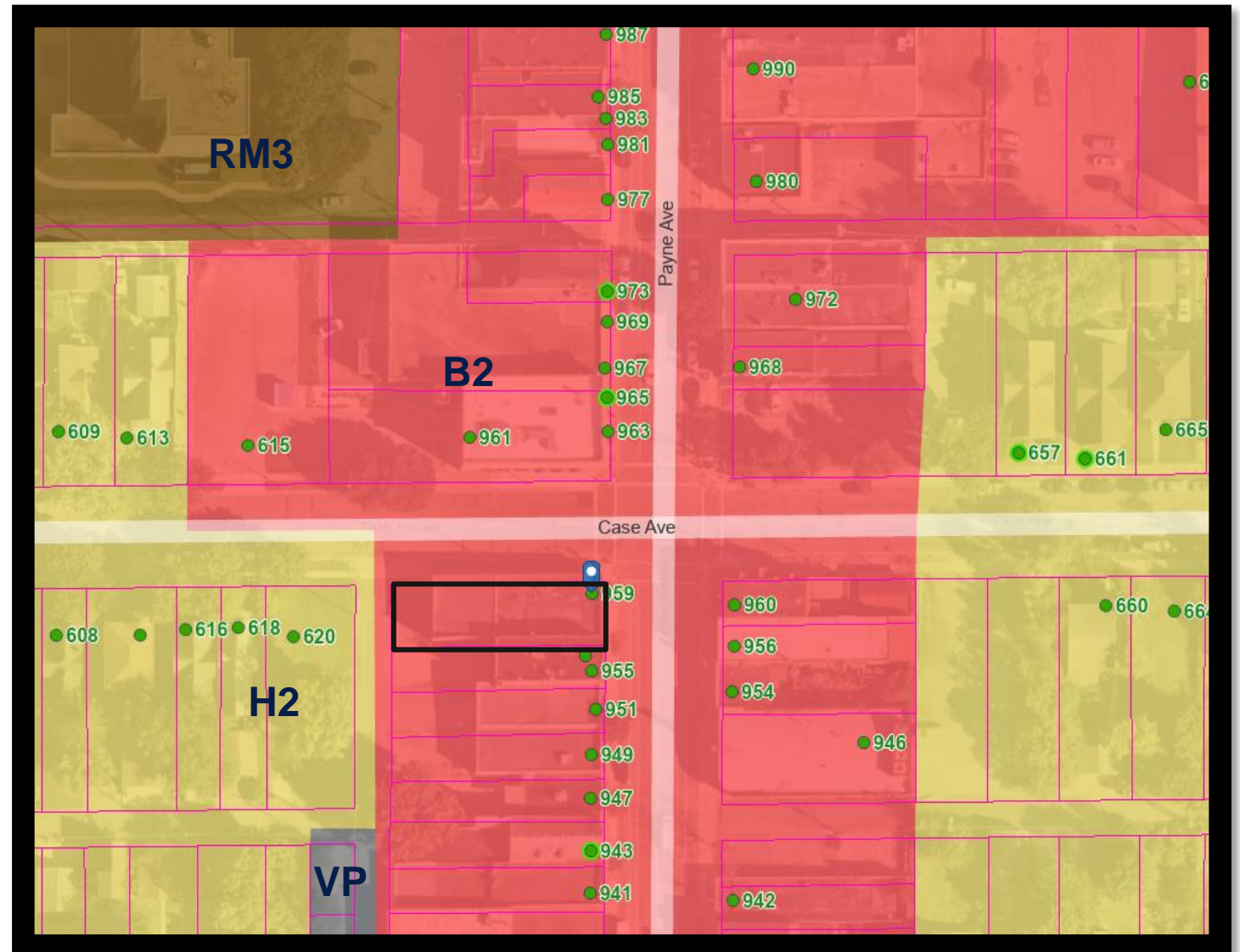
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Land Use & Zoning

- **North:** Office (**B2**)
- **East:** Bar, restaurant, and retail uses (**B2**)
- **South:** Retail and office (**B2**)
- **West:** Vacant residential lot (**H2**)





Zoning Application

- **Application:** Rezone from B2 to T2.
- **Parcel Size:** 4,356 sq. ft.
- **Current Land Use:** Vacant retail space.





Proposed Zoning

“The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.”

– Section 66.313 of Zoning Code



Questions?

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