

# city of saint paul planning commission resolution

file number 39

date September 5, 2025

WHEREAS, on March 4, 2022, the Saint Paul Planning Commission initiated the Traditional Neighborhood (T) District Zoning Study (T District Study) to consider amendments to Zoning Code regulations pertaining to T Districts, drive through sales and services, and other connected regulations contained in the Zoning Code; and

WHEREAS, the drive through sales and services component of the study was subsequently separated from the study to allow it to proceed through the review and adoption process on its own timeline; and

WHEREAS, initial outreach was conducted in Spring 2022, including notification sent to the early notification system, to seek ideas and input from district councils, business representatives, stakeholders, and developers and additional outreach and engagement was subsequently conducted in Spring 2025 to seek ideas and input on the proposed Zoning Code text amendments in the T District Study; and

WHEREAS, the Planning Commission, on May 16, 2025 released a draft of the T District Zoning Study for formal public review and set a public hearing date of July 11, 2025; and

HEREAS, a public hearing notice was published in the Pioneer Press on July 1, 2025 pursuant to Minnesota Statutes § 462.357, Subd. 3 and sent to the early notification system list on May 21, 2025; and

WHEREAS, a public hearing on T District Study Zoning Code text amendments was conducted by the Planning Commission on July 11, 2025, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until July 14, 2025, at 4:30 p.m.; and

WHEREAS, at the July 11, 2025, public hearing five people spoke and a total of 46 letters of comment were submitted during the comment period; and

WHEREAS, the Planning Commission referred the proposed amendments to the Comprehensive and Neighborhood Planning Committee for consideration of the public testimony and possible revisions to the proposed recommendations; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee discussed the comments and proposed code amendments on August 27, 2025, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive and Neighborhood Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends to the Mayor and City Council adoption of the Zoning Code text amendments contained in the T District Study dated September 5, 2025.

moved by \_\_\_\_\_ Holst \_\_\_\_\_

seconded by \_\_\_\_\_ Houmas \_\_\_\_\_

in favor \_\_\_\_\_ 12 \_\_\_\_\_

against \_\_\_\_\_ 0 \_\_\_\_\_