# city of saint paul
# planning commission resolution
# file number 22-18
# date March 4, 2022

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Saint Paul Zoning Code calls for periodic review of said code to reflect current city policies and bring the code up to date; and

WHEREAS, the City of Saint Paul has established zoning regulations related to Traditional Neighborhood (T) Districts in Zoning Code Chapter 66; and

WHEREAS, the 2040 Comprehensive Plan's implementation chapter calls for analyzing and considering revisions to the Zoning Code, including dimensional standards, and staff has identified a variety of general text amendments that should be researched and considered based on use of the T Districts since they were adopted in 2004; and

WHEREAS, drive through sales and services are conditionally permitted in the T2 District and in some business districts, and the use can affect walkability and livability and should be reviewed to ensure where the use is permitted reflects the intent of T Districts consistent with 2040 Comprehensive Plan goals and policies (e.g., LU-9: Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm; LU-10: Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life); and

WHEREAS, affordable housing is a critical need in Saint Paul and the T Districts have the potential to include affordable housing incentives and/or requirements similar to the existing RM residential multifamily density bonus incentives consistent with 2040 Comprehensive Plan goals and policies (e.g., H-31: Support the development of new affordable housing units throughout the city; H-37: Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers);

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Section 61.801(b) of the Legislative Code, that the Planning Commission initiates the Traditional Neighborhood (T) Districts Zoning 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.

moved by Holst
seconded by Presley
in favor Unanimous
against