



Highland District Council  
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### **Resolution to Support the Planning Commission's Shepard Davern Zoning Recommendations**

Whereas, in the fall of 2011 the Highland District Council (HDC) requested the City of Saint Paul complete a review of the Shepard Davern small area plan and zoning overlay; and

Whereas, the Department of Planning and Economic Development (PED) initiated a zoning study in conjunction with the small area plan in the defined area; and

Whereas, the Shepard Davern Task Force met monthly over the course of 2013 and into the spring of 2014 to update the existing plan and discuss the future vision of the neighborhood; and

Whereas, PED sent letters to each property owner and resident in the zoning study area and held community meetings on June 16 and June 24, 2014; and

Whereas PED met with the HDC's community development committee on August 19, 2014, and the HDC's board of directors on October 2<sup>nd</sup>, 2014, to discuss the zoning study; and

Whereas the HDC met with Paster Enterprises, the owner of Sibley Plaza, to discuss the rezone of their parcels on October 2<sup>nd</sup>, 2014; and

Whereas the Shepard Davern Task Force recommended in a letter to the Planning Commission to:

1. Not rezone the Sibley Plaza parcel (PIN 212823110016) and the two adjacent parcels with the gasoline station (PIN 212823120001) and the apartments (PIN 212823110015). Retain the three parcels with their current zoning of B2 and RM2.
2. Rezone the RM1 and RM2 properties south of West 7<sup>th</sup> between Madison and Rankin as T2, not as T1.
3. Rezone the OS parcels, and the adjacent RM2 parcels with single –family uses, northwest of Youngman and Rankin as T2, not as T1.
4. Rezone all remaining properties in the Shepard Davern study area as proposed for the Planning Commission public hearing on October 17, 2014, except as noted above.

Whereas, the Highland District Council sent a letter to the Planning Commission in October, 2014, in support of the Shepard Davern Task force's recommendations on the zoning study for the Shepard Davern area; and

Whereas, the Planning Commission supported the recommendations of the Shepard Davern Task Force. Therefore,

Be it resolved, that the Highland District Council's Community Development Committee supports the City of Saint Paul Planning Commission's recommended zoning changes within the District 15 Shepard Davern Zoning Study area, and

Be it further resolved, Highland District Council's Community Development Committee supports the retirement of the existing Shepard Davern Zoning Overlays.

Adopted on January 20, 2015

By the Highland District Council's Community Development Committee