

North End Neighborhood Organization

Land Use & Housing Committee Tuesday January 26, 2001 Meeting Minutes

Meeting opened with welcome & introductions

Present: Matt Sletten, Alan Richardson Hohn, Jason Peterson, Mikki Murray, Timothy Luedtke, Dionne Alkamoonah, Kerry Antrim, Paul (guest)

A motion to approve the agenda was M/S/A

A motion to approve October 2020 minutes was M/S/A

Housing Density-Infill Development-initial research

City of Saint Paul Zoning: Impact and Intent of Zoning Classification-initial research

Reducing Off-Street Parking Limitations

Kerry Antrim gave an overview on the housing density, parking limitations and zoning classifications. She met with Planning Commission staff on Monday. The notes from the meeting and what was discussed are attached to the minutes.

Jason Peterson Housing Update

Jason Peterson-Neighborworks presented an overview regarding housing in the North End:

Sale prices have increased 20% from 2019 which is 10% higher than the city, new listings are up 20%.

273 homes sold in 2020 compared to 226 in 2019

Average days on the market is 40

The North End is doing better than other parts of the city.

The City of Saint Paul has down payment assistance of \$40,000 for applicants below 60% on AMI-however there is a waiting list.

Neighborworks has assisted 35 families in 5 years with down payment assistance and the North End has the largest disparity gap. Assistance went to the following families:

13 Asian

10 African American

9 Caucasian

3 Hispanic

Neighborworks have distributed 33 home improvement loans totaling \$800,000 in the last five years using CIB funds. Support is needed to continue having the CIB fund neighborhood-specific programs-any assistance to support that is welcome.

Neighborworks developed and sold 1295 Galtier, 53 Geranium is under rehab and they bought and will build on 947 Sylvan.

Neighborworks has a \$7 million grant for down payment assistance for Saint Paul and Minneapolis for an applicant (on the mortgage) making less than \$77,840.00

New Business

There was no new business

Old Business

There was no old business

Community Comment

Paul has been attending the meetings, he is interested in what is happening in other neighborhoods and is interested in co-housing communities and affordable housing.

Adjourn

Planning Commission Projects January 2021

Conversation with Luis Pereira 1/25/21

Reducing Off-Street Parking Limitations:

PED Staff: Tony Johnson Menaka Mohan

2020 City Comprehensive Plan references parking limitations-brought to the PC Transportation Committee in early 2020

Deals with parking regulations-homes/businesses

Reduce Regulations:

- Walkable transit serviced main streets/corridors

Full elimination of parking regulations

- Let the private market decide
- Up to a maximum number-keep in place
- Remove the minimum
- Able to create affordable housing
- Reduce the number by giving transit passes/bike parking

PED-looking at the travel plan-how people get to places

Process

PC: 4 meetings possible end 2/17

Possible PC agenda 2/19

Set out 45 days for comment

Launching a website for public awareness

Housing Density-Infill Development

PED Staff: Emma Siegworth, Josh Williams, Meneka Mohan

Missing Middle Housing-<https://missingmiddlehousing.com/about>

Creating flexibility for single family districts (RL-R4)

Large single family homes/Large lots are difficult to purchase

Household sizes are going down-larger families= larger family homes/smaller units

Want to introduce flexibility

Duplex District

Could you have 2 single family homes in the lot with shared greenspace?

Creating more housing

Tri-plex and 4-plex along transit corridors and neighborhood nodes

Change zoning to allow more flexibly

2021 Engagement-connect with developers, architects and designers

Intent of Zoning Classifications

Updating the section with a focus on equity and resilience

Looking at:

Site Plan Review findings: <https://www.stpaul.gov/departments/safety-inspections/site-plan-review>

Conditional Use Permit findings

- *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.*
- *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*
- *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*
- *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

Non-Conforming Use findings

Before the Planning Commission can grant a Nonconforming Use Permit, they must make the following findings:

- *The use occurs entirely within an existing structure;*
- *The use is similar to other uses permitted within the district;*
- *The use has been in existence continuously for a period of at least 10 years prior to the application;*
- *The off-street parking is adequate to serve the use;*
- *Hardship would result if the use were discontinued;*
- *Rezoning the property would result in "spot" zoning or a zoning inappropriate to the surrounding land uses;*
- *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare;*
- *The use is consistent with the comprehensive plan; and*

- *That a notarized petition of two-thirds of the property owners within 100 feet of the property has been obtained stating support for the use*
- *Petition*

Variance findings are mandated by the state

Put spaces back-small shops low impact commercial (artists, work from home businesses)

Threshold for enlargement of housing/business is increased

Staff will look at the 1975 changes to determine why the changes were made/what the thought process was to get a more philosophical view on past practices and changes

2021 Large Area Plans

Updates to the district plan guidelines to align with the 2040 Comprehensive Plan

Train the Trainer

Engagement practices

March 2021 for District Councils and business groups/a