

To: **Planning Commission**  
 From: **Melissa Sonnek, City Planner**  
 Date: **September 15, 2020**

**Zoning Code Amendment – Lot Area per Dwelling Unit in R3 & R4**

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**REQUEST:**

Zoning Code amendment to sections 153.113 and 153.128 establishes a reduced minimum lot area per dwelling unit within the R3 – Townhouse and R4 – Multi-Family zoning districts.

**BACKGROUND:**

The West St. Paul City Council formally adopted the 2040 Comprehensive Plan on September 9<sup>th</sup>, 2019. Compared to the 2030 Comp Plan, where most apartments were 18-21 units per acre and condos with up to 35 units per acre, the 2040 plan is slightly denser estimating 20-40 units per acre.

The 20-24 units per acre not only aligns with the expectations of the Comprehensive Plan, but also recent redevelopment within the City. See figure below for specifics.

Address	Year Approved	Units per Acre
1746 Oakdale Ave	2015	32.2
252 Marie Ave E	2016	27.7
1631 Marthaler Ln	2018	58.7
938 Robert St	2019	23.5
240 Thompson Ave E	2019	28.1
895 Robert St	2020	57.2
1201 Robert St/100 Signal Hills	2020	35.0
1571 Robert St	2020	60.5

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission hold a public hearing and recommend approval of the zoning code amendment to reduce the minimum lot area per dwelling unit in the R3 and R4 zoning districts.

**ATTACHMENTS:**

Proposed ordinance amendment to sections 153.113 and 153.128

**TIMELINE:**

September 15: Planning Commission Public Hearing and Recommendation  
 September 28: City Council First Reading (public hearing)  
 October 12: City Council Final Reading