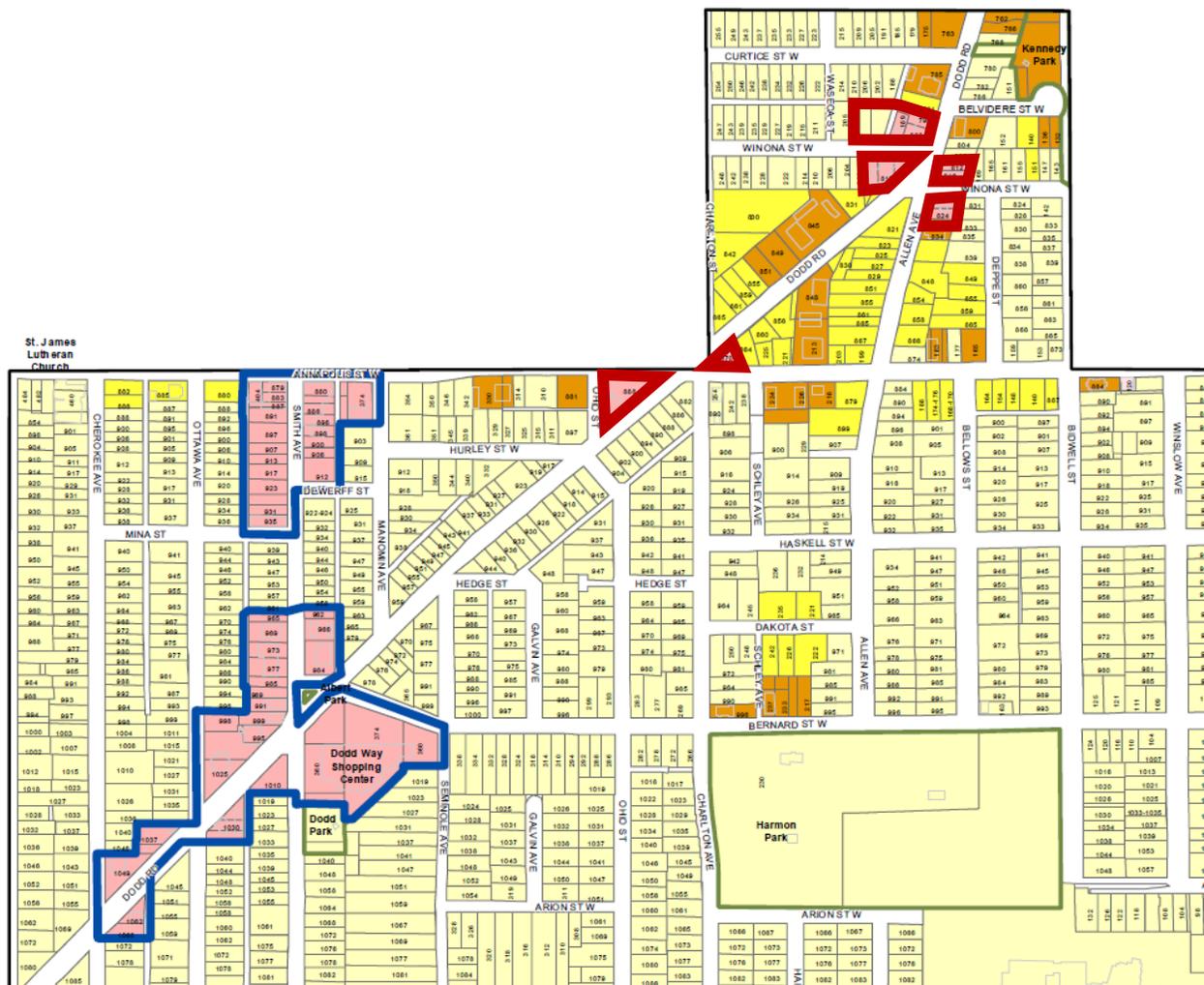


To: **Planning Commission**
 From: **Melissa Sonnek, City Planner**
 Date: **September 21, 2021**

PC Case 21-12 – Map Amendment Expanding the Boundaries of the Smith/Dodd Overlay District – City of West St. Paul

BACKGROUND:

The City of West St. Paul is proposing to expand the boundaries of the Smith/Dodd Overlay District to incorporate the 17 parcels (outlined in red in the image below) within the 40 acres area of the City. While these parcels are not directly adjacent to the Smith/Dodd intersection, they are located on corners along the Dodd Road corridor which are areas that are more likely to redevelop due to higher visibility.



IMPACT ON EXISTING BUSINESS:

The expansion of the boundaries of the overlay district will have minimal effects on the existing businesses as they currently stand today since the majority of the parcels are currently zoned B2 – Neighborhood Commercial (with the exception of the three lots adjacent to 189 Winona St W, which are currently zoned Single Family). The neighborhood-commercial-style and pedestrian oriented design expectations would be required as the businesses redevelop, as is currently required for the properties that are currently within the Smith/Dodd Overlay.

Businesses included in the expansion:

- Gallaghers Bar (888 Dodd Rd)
 - Restaurants continue to be a permitted use.
- El Cubano (870 Dodd Rd)
 - Restaurants continue to be a permitted use.
- Cherokee Service (815 Dodd Rd)
 - Major auto repair is not an allowable use in either the B2 or the overlay district.
 - Minor auto repair changes from a conditional to a prohibited use, would become a legal non-conforming use.
 - Major vehicle repair – Includes major engine and transmission repair and replacement, rebuilding or reconditioning automobiles, body, frame, or fender, straightening, painting, rust-proofing, engines, upholstery or similar activities.
 - Minor vehicle repair – Includes muffler replacement, oil and fluid changing and lubrication, tire repair and replacement, wheel alignment, brake repair, suspension repair, flushing radiators, servicing air conditioners, glass repair or replacement, or similar minor repairs and service.
- The North 40 Tavern (189 Winona St W)
 - Restaurants continue to be a permitted use.
- Residential Triplex (795, 801, 803 Dodd Rd) and MediBill (797 Dodd Rd)
 - Mixed-use commercial/residential continues to be a conditional use.
- Single Family Home (810 Dodd Rd)
 - Single family residential is currently not allowed in the B2 district, will also not be allowed within the overlay, will continue to operate as a legal non-conforming use.
- Triplex – Suite A - Lehner Law Office, Suite B and C are residential apartments (816 Dodd Rd)
 - Mixed-use commercial/residential continues to be a conditional use.
- Unknown (Office Building) (824 Allen Ave)

In addition to the increased design requirements for the area, there is also a clause that allows for reduced parking which can greatly benefit neighborhood scale businesses. This will allow the businesses to continue to operate and potentially expand and redevelopment without being limited by the minimum parking requirements that are likely not established with neighborhood scale commercial businesses in mind.

STAFF RECOMMENDATION:

City Staff is recommending the Planning Commission review the map of the proposed expansion for the overlay, hold a public hearing, and recommend approval of the expansion to the Smith/Dodd Overlay District.

TIMELINE:

September 21: Planning Commission (Public Hearing)

September 27: City Council (Public Hearing)

October 11: City Council

ATTACHMENTS:

Detailed Public Notice

City Council Memo 12/09/2019 - First Reading of the Creation of Smith/Dodd Overlay

Smith/Dodd Overlay Code Language

B2 – Neighborhood Business District Uses

Proposed Ordinance