

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
From: **Melissa Sonnek, Comm. Dev. Coordinator**  
Date: **January 13, 2020**

## **Final Reading - Smith/Dodd B2 Overlay District Amendment**

### **BACKGROUND:**

In October of 2017, the City Council accepted the Smith/Dodd Small Area Plan. The plan provides recommendations for future land use and development guidelines for the area, as well as the realignment of the Dodd/Smith intersection, bike/pedestrian improvements, and various park improvements.

One specific recommendation of the plan was to consider the creation of a B2 overlay district to allow for flexibility beyond the existing B2 district requirements (commercial district in the Smith/Dodd neighborhood) while establishing a pedestrian scale (development catered to the pedestrian vs. automobile) and re-establishing the automobile use focused to the rear of the buildings. In doing so, future redevelopment within the overlay zone will be required to abide by the regulations outlined in the overlay district.

The City Council held a public hearing and the first reading of the amendment on December 9<sup>th</sup>, 2019. One resident came forward to speak on the item, mentioning that in 2010 there was a joint effort made between St. Paul and West St. Paul to create a plan for Smith Avenue, and that the proposed amendment fits with the recommendations of both plans. The City Council voted 6-0 in favor of approval of the first reading.

### **PLANNING COMMISSION:**

The Planning Commission held a public hearing and formal review of the proposed ordinance amendment during the November 19, 2019 meeting. No one from the public came forward to discuss the item.

In review, the commission voted to recommend prohibiting nursing homes and assisted living facilities within the district, while still allowing independent living and R4, multi-family facilities as conditional uses. The commission voted 6-0 to approve the ordinance with these revisions.

However, as discussed at the November 25, 2019 work session, Council opted to keep both nursing homes and assisted living facilities as a CUP in the district. The attached draft ordinance has been amended accordingly.

### **RECOMMENDATION:**

Staff is recommending Council review Ordinance No. 20-01, Amending the West St. Paul Zoning Ordinance by Establishing the Smith/Dodd Neighborhood Overlay District, and approve of the final reading.