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Resolution to Initiate the T District Follow-Up and Transit Corridor Zoning Study

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WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to implement the policies of the comprehensive plan and encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods; and

WHEREAS, Section 61.801(b) of the Zoning Code authorizes the Saint Paul City Council to initiate amendments to the code; and

WHEREAS, upon the adoption of the Traditional Neighborhood (T) District Zoning Study in 2025, the Zoning Code was updated to refine the T Districts and prepare for their expanded use across the City; and

WHEREAS, during the T District Zoning Study the Planning Commission and public expressed interest in following the study with revisions to the zoning map as soon as possible; and

WHEREAS, the 2040 Comprehensive Plan calls for encouraging transit-supportive density (LU-1) and for the use of zoning flexibility to respond to change (LU-7); and

WHEREAS, Metro Transit, in partnership with the City, is currently planning or have recently implemented multiple new Arterial Bus Rapid Transit (BRT) corridors throughout the City; and

WHEREAS, these BRT Corridors also align with existing mixed-use corridors that may benefit from zoning changes; and

WHEREAS, the City has implemented similar rezoning studies along other transit corridors; and

WHEREAS, these corridors, that have not been studied in recent years, should be considered and studied for rezoning in accordance with 2040 Comprehensive Plan goals; and

WHEREAS, studying these corridors will also provide the foundation for a future phase of the rezoning study encompassing additional mixed-use corridors and further expanding the use of T Districts;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul City Council hereby initiates the T District Follow-Up and Transit Corridor Zoning Study to implement the 2040 Comprehensive Plan building upon the public testimony during the T District Zoning Study by evaluating the use of T Districts and other needed Zoning Map amendments along transit corridors within the city.