

STATEMENT OF NEED AND REASONABLENESS
Capitol Area Architectural and Planning Board

RE: Rezoning of Block 55 and portions of Blocks 54 and 88 from RM-2 (Medium density residential) to MX (Mixed Use).

The Capitol Area Architectural and Planning Board, hereinafter "CAAPB" or "Board", which has planning and zoning responsibilities for the Capitol Area authorized under MS 15.50, Subd. 2 (a) periodically reviews and updates the land use regulations it has adopted. Since November, 1985, the Board has conducted a Development Framework Study for those portions of Rice Street and University Avenue which lie within the Capitol Area. To date this study has included the review of general planning guidelines intended to shape development in the area for their effectiveness and continued validity. Where a tract of land has been identified as supporting a significant number of uses not in conformity with existing land use and zoning classifications, revisions to the Comprehensive Plan and the Rules Governing Zoning in the Capitol Area are warranted.

Exhibit A, attached, indicates a portion of the Capitol Area, north of Como Avenue and on either side of Rice Street, where many of the actual land uses are not in conformity with current zoning (RM-2). Properties along Rice Street historically developed as a commercial strip and this same usage characterizes the area today.

Exhibit B indicates the St. Paul zoning classification that was in effect until 1967 when the CAAPB was created. Many of the businesses legally established under the B2 Community Business district allowed by St. Paul are now "nonconforming" which allows them to continue in operation but not to expand their establishments without obtaining a variance or rebuild in case of disaster. In general, this situation acts as a disincentive to upgrade these businesses or even to maintain them properly thus encouraging deterioration in the area.

Increasingly high traffic volumes along Rice Street are not conducive to a high-quality residential environment which discourages the development of exactly those land uses which the current zoning allows—RM-2 medium density residential. Rather, the traffic and concomitant exposure of these properties tends to support commercial/office development along Rice Street. Adjacent land uses to the north of the area in question also exert an influence on its development: currently zoned I-1 Light Industrial under the jurisdiction of St. Paul and slated for redevelopment with industrial uses by the St. Paul Port Authority, residential development is even more undesirable for properties bordering this district (see Exhibit C).

With more uniform residential development to the southwest of the Como Rice area, encouraging land uses which could act as a buffer between them and the more intensive industrial development to the north would be most reasonable.

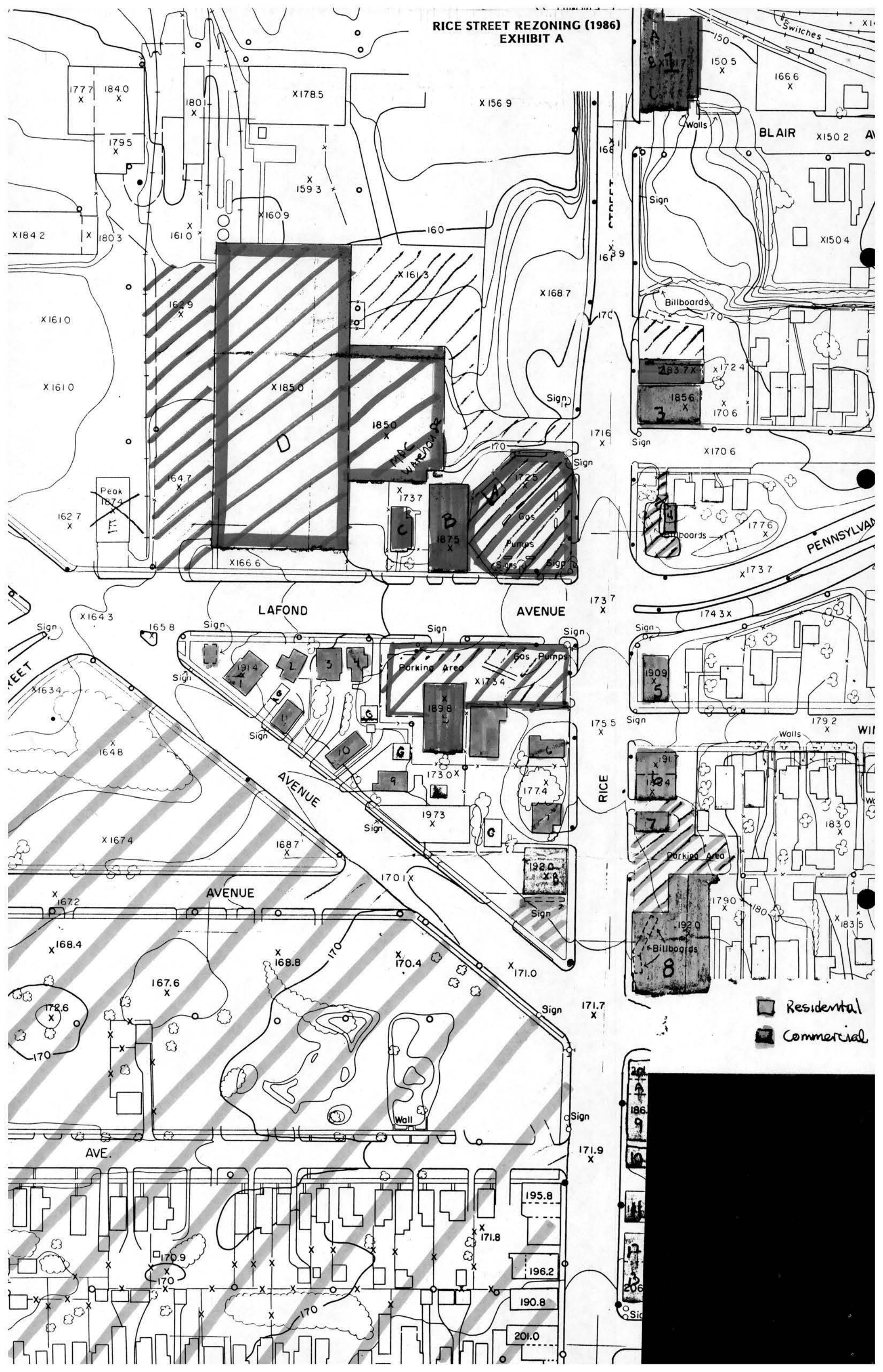
To address the above findings, CAAPB proposes to rezone block 55 and those portions of blocks 54 and 88 shown in Exhibit C from RM-2 to MX (Mixed Use). This change in zoning recognizes the actual character of properties north of Rice and Como and allows residential uses to remain as conforming uses while reinstating viable businesses as conforming uses. In addition, Mixed Use zoning will allow office services to locate in this area which may serve the industrial area to the north as well as the Capitol Area.

The rezoning from RM-2 to Mixed Use creates a transition area that, over time, can begin to act as a buffer between the residential neighborhoods to the southwest and the industrial tracts to the north.

And finally, removal of the RM-2 zoning classification recognizes that the area is neither a desirable environment nor marketable for residential development other than on a massive scale.

Prepared by:
Jill Fisher, 5/30/86

**RICE STREET REZONING (1986)
EXHIBIT A**



RICE STREET REZONING (1986) EXHIBIT B

ST. PAUL CITY ZONING PRIOR TO
JURISDICTIONAL CHANGE TO
CAAPB AUTHORITY

