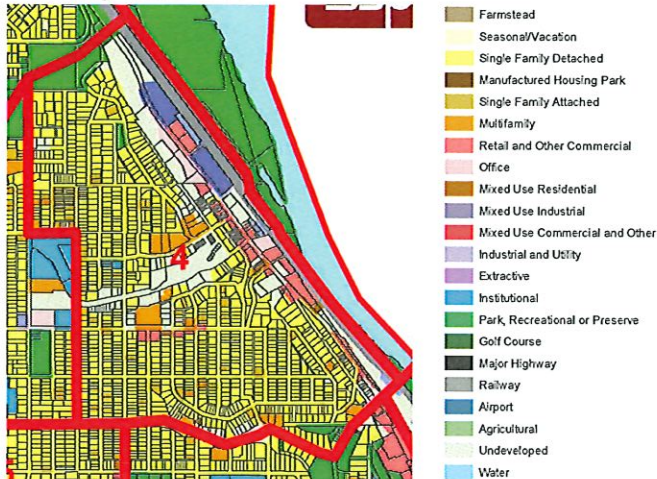


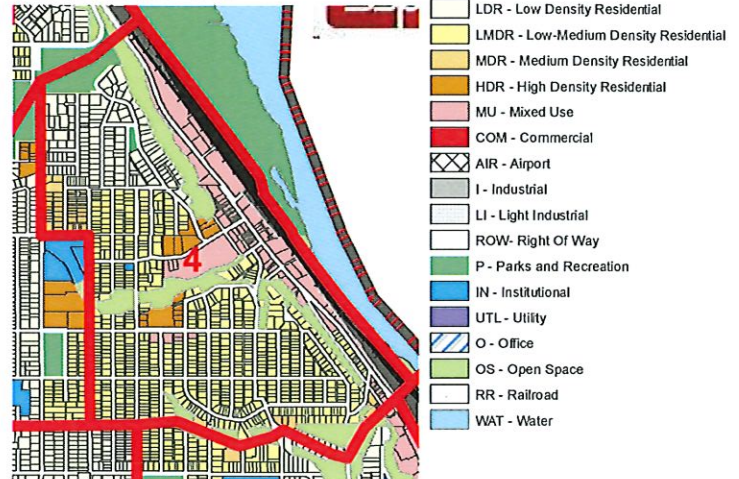
District 4

District 4 shares the western border with the eastern border of District 3; 19th Avenue north of Bromley and 17th Avenue south of Bromley. It is bordered on the north by Simon's Ravine, on the east by the Union Pacific Railroad, and on the south by the platted Wentworth Avenue Right of Way.

Existing Land Use



Future Land Use



Land Use Issues

This district has a number of different land uses / neighborhoods:

Planning District 4 has a wider variety of development than District 3 and the housing is typically older with the majority of it constructed prior to 1950. Within the single-family land uses in this district, there are four sections of larger lot sizes for single family residential within this district. These four areas of larger lot sizes include: north of Hawley Avenue stretching from the western district border to the bluffs on the east, the end of Stewart Lane north of Thompson Avenue, six single family lots created around the Thompson Heights senior building located just northeast of Thompson Avenue and 15th Avenue North, and at the far southeastern side of the district in the Wentworth Hollow area. The Wentworth Hollow development, which straddles Planning Districts 4 and 6, includes 12 single-family homes that were built in the early 2000's and offered another opportunity for "move-up" housing within the community. The Thompson Heights development also included six larger single-family lots with the first of these lots developed in 2017. These single-family residential areas described above have lot sizes that range from $\frac{1}{4}$ to $\frac{1}{2}$ of an acre and are designated R-1: Single Family Residential on the City's Zoning Map.

The remaining areas of single-family development within District 4 tend to be less than $\frac{1}{4}$ of an acre and development generally occurred prior to 1950, and in some cases as early as the 1890's (two of the first homes built in South St. Paul are located in Planning District 4). Single-family homes in this area are designated R-2: Single and Two-Family

Residential on the City's Zoning Map. This area also has occasional duplexes and small apartment buildings that can still be found mixed into the neighborhoods.

Planning District 4 has three areas where medium density residential or high density residential is designated. North of the Divine Redeemer site, mentioned in Planning District 3, there is an area of single-family attached housing that is shown as medium density residential. Northeast of the intersection of 15th Avenue and Thompson Avenue are the Thompson Heights senior apartments which are the newest of the three senior apartment buildings in South St. Paul that were built and managed by the Dakota County Community Development Agency. Finally, east of 15th Avenue North and centered on Bryant Avenue there is one of the City's largest areas designated for high density residential. There are currently six apartment buildings built in this area on the northern side of Bryant Avenue. The south side of Bryant Avenue currently has a couple of single-family homes but has previously been approved for a mixture of single-family homes and condominiums.

At the eastern edge of Planning District 4 is the North Concord area centered on Bryant Avenue and Concord Street. This has also been known as "South Park" which is one of the first areas of development in the community. The area currently has a mixture of commercial, office, residential, and some industrial uses but the parcels are all quite shallow and development typically extends right up to the toe of the bluff. Heading south from this area along Concord Street there are some business sites located on narrow parcels between the road and adjacent railroad. Across from the Thompson Heights development there is a small stretch of neighborhood oriented commercial property.

Future Land Use

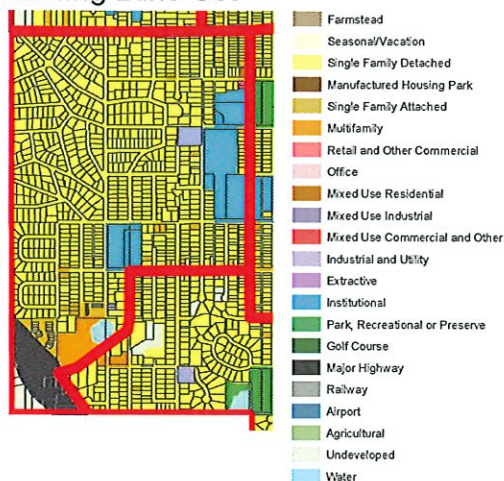
Most of the property in District 4 is fully developed and substantial land use changes are not anticipated. Given the development of the new park at Kaposia Landing, with the only access via bridge at Bryant Avenue, and the connection up Bryant Avenue to the large mixed-use parcel and connection provided to the surrounding community, the node at Bryant and Concord could be one of the key areas of development over the next 20-30 years. Similar to the issue noted in District 1, the topography in District 4 presents a challenge for development and redevelopment. In particular, the topography makes for shallow parcels for development, which require more frontage to have adequate development space, and poses challenges for accommodating parking on the sites. The City should study this development node to provide more clarity on future land uses and provide direction on specific development or zoning standards. The City should also work to preserve historic buildings in the area by encouraging adaptive reuse of the structures and using demolition as a last resort when buildings are determined to be beyond reclamation.

The section of Concord Street, which runs through South St. Paul, from Annapolis Street to Interstate 494, is proposed to be reconstructed in 2021. The proposed reconstruction of this central artery of the community provides the ability to update the road design, accommodate more modes of transportation, and can enhance the character of the adjacent land uses.

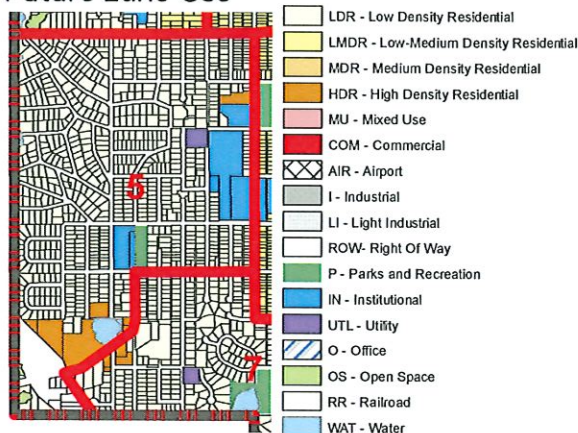
District 5

Planning District 5 is bordered on the west by Highway 52 and the City's western border, on the north by Wentworth Avenue, on the south by 20th Avenue South and Southview Boulevard, and on the east by 15th Avenue.

Existing Land Use



Future Land Use



Land Use Issues

District 5 is predominantly single-family homes, most of which were developed in the 1950's or later. The area is not developed on the same street grid system as the older part of the community to the east. The northern and western parts of this district have a more variable street pattern, which gives the area a suburban feel when compared to the older areas of the community. At the intersection of Highway 52 and Southview Boulevard there is a large high-density residential development known as Waterford Green that was developed in the early 1990's. The development provides some diversity to the housing stock and was one of the last large residential developments until the construction of LeVander Estates (District 3) in 2006. District 5 also includes 14 acres of cemetery and approximately 6 acres from the former Jefferson school site.