



City of St. Louis Park, Minnesota

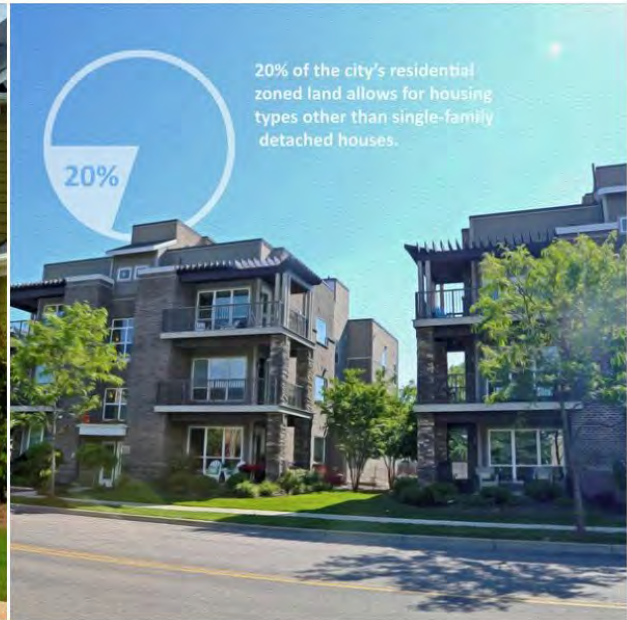
June 6



Did you know that 80% of St. Louis Park's residential zoned land allows only single-family detached houses? That leaves 20% for all other housing types.

In 2022, the city completed a zoning code audit to identify how the current zoning code is a barrier to the development of a variety of housing types. We are now considering updates to our zoning code that will allow us to continue to welcome new residents and be a desirable place to live for community members from all walks of life.

Visit <https://bit.ly/zoning-code-update> to learn more about this initiative, find an open house date to attend and leave your input.



32

19 comments

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Write a comment...



Mark Lapakko

No! Enough apartments! Middle class single family homeowners built this city and care about it. Transient residents are only here for the short term and move on. They don't build a community.

7w Like Reply

13



Mark Lapakko

Ms Merton is a member of the St Louis Park planning commission and is involved with zoning issues.

Recently residents in the vicinity of a planned apartment complex on Cedar Lake Road had their concerns ignored at a meeting regarding the subsequently approved apartment in their neighborhood. Homeowners have rights also and should be allowed a say in their community.

7w Like Reply



Ben Osa

Mark Lapakko Not sure owning a house that cost \$45K for in 1983 gives one a say what others put on their property. The city is not encased in amber. It's a 1st rung suburb next to the wealthiest portion of Minneapolis. It needs to grow.

As a SLP home owner, I welcome new housing options for others and current residents to age in place. Not everyone wants to live in senior housing, nor are many people able to live in a single family home in their elder years.

As an added bonus to all the current property owners and renters, the city adds to their tax base so property taxes won't increase as quickly in the coming years.

7w Like Reply



Mark Lapakko

More congestion. We bought a house on a nice quiet tree lined street. Now there's more sirens and street noise due to more people. Also, the city is already buying water from Golden Valley to support additional residents in west end. We're overusing the resources available already. I feel the 80-20 ratio is good enough.

7w Like Reply



Mark Lapakko

Additionally, you just disenfranchised the 45,000 dollar home owner who's been paying taxes all these years. I rest my case. Single family homeowners don't matter in St Louis Park.

7w Like Reply



Ben Osa

We've got more congestion on our dead end street due to a bike lane going in. You know what's nice? A bike lane going in. Home owners don't own the public right of way and they don't own property that they don't own.

7w Like Reply



Ben Osa

I'm going to go with property rights on this one since it's the American way and welcome the new neighbors to the city.

Feel free to do what you see fit within your property lines. There's no disenfranchisement to people who were born at the right time getting a single family home for 10% of what something similar across the street sells for these days.

7w Like Reply



Mark Lapakko

We will have to agree to disagree Ben. I dislike the proposed change in zoning.

7w Like Reply Edited



Ben Osa

Mark Lapakko I'm ok with disagreeing here. Everyone is entitled to their opinion.

7w Like Reply



Katie Merten

Mark Lapakko I am, and would appreciate you spelling my name correctly. I applied for the commission for these very reasons - to speak up and represent ALL residents of our city, not just ones that own a plot of land.

A reminder that the Planning Commission cannot vote down a proposal because someone doesn't like it. If it meets the requirements lined out in the City Code, we vote to move it forward. It is the City Council that can decide to allow or not allow a development.

You say homeowners have rights and should be allowed a say in their community, so why wouldn't you allow renters the same? US Census data shows that 82% of renters have lived at their address for longer than a year in St Louis Park. That doesn't exactly scream transient to me.

7w Like Reply



Mark Lapakko

Katie Merten I didn't say renters couldn't have a say. I'm sorry for the misspelling. All I'm saying is I feel the present 80-20 division seems adequate. I'm not denying anyone a say in anything. You're putting words in my mouth.

7w Like Reply



Katie Merten

Mark Lapakko exactly nowhere in this description does it mention apartments. Way to let your bias show. People rent for a myriad of reasons and none of them mean that "transients" don't deserve affordable housing, or are of less value to a city or community than homeowners.

7w Like Reply



Reply to Mark Lapakko...



Jan Benson

Exactly! These rare, small homes no one wants to build anymore are a gateway to generational wealth. We don't need more rentals.

7w Like Reply



Michele Struss

Maybe just stop and leave one or two trees!

7w Like Reply



Josef Silbersee

Where are these new structures going to go? And did you know that about 850 single-family homes in St. Louis Park are owned by non-occupant investors? And that the city allows companies like RH Residential Renewal to bulldoze homes of \$300K or so in value and replace them with homes that are listed for \$900K? Pathetic.

7w Like Reply



Emily Barker

My understanding from solid waste is that single-family includes everything up to and including 4 units. Is that the same in this context?

7w Like Reply



Katie Merten

Emily Barker sort of. For example, N-1 would be detached homes, up to x feet tall, but these could also include smaller duplexes and triplexes.

7w Like Reply



Reply to Emily Barker...





City of St. Louis Park, Minnesota

June 21

Have you heard the term "Missing Middle Housing"?

"Missing Middle Housing" are homes and buildings with attached or clustered units that can be compatible in scale with single family homes – like courtyard cottages/bungalows, duplexes (pictured here), threeplexes, fourplexes, townhouses and low-rise apartments.

As we reconsider our zoning code, we'd like your feedback on the availability of housing types in St. Louis Park. Visit <https://bit.ly/3zavcXK> to learn more about this initiative.

Also, please attend one of the open houses to learn more and ask questions:

➔ June 24, 1-3pm at the community room at city hall (5005 Minnetonka Blvd)

➔ June 27, 6-8 pm at the Westwood Hills Nature Center (8300 W Franklin Ave)



21

3 comments

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Write a comment...



Jennifer Ortale

I am super interested in this type of housing! I want a duplex but I'd need to leave St. Louis park for Minneapolis (yes I am aware there are some duplexes here. But not many, and not the up-down co figuration I want). I love this reconsideration of zoning code!

5w Like Reply

7



Rosalind Young

How about affordable. 1200 1600 for a little studio. Awful

5w Like Reply

2



Mel Lo

How about starting with lowering the cost of water?
SLP water is nothing fancy but costs more than neighboring cities.

7w Like Reply



Mark Lapakko

Mel Lo when they built apartments at West End they realized they hadn't the water resources so contracted to buy water from Golden Valley. The city is already over using resources given its environmental footprint.

7w Like Reply

4



Reply to Mel Lo...





City of St. Louis Park, Minnesota

July 9 at 3:27 PM



You have until the end of July to give your feedback regarding our proposed zoning code updates!

As St. Louis Park grows, we are considering updates to our zoning code that will allow us to continue to welcome new residents and be a desirable place to live for community members from all walks of life.

Please use our interactive story map to leave your comments and opinions about the availability of housing types in St. Louis Park: <https://bit.ly/zoning-code-update>.

After we are done collecting public feedback, our next steps will be to review the feedback and see if there are any common themes that suggest any changes that should be made. A summary of the comments received, along with staff recommendations, will be presented to the planning commission and city council in separate study sessions. Sign up for updates for more information about these next steps at the link above.



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Write a comment...



Kayley Smothers

Stop building until you figure out how to support the added cars and infrastructure!! We can't support who lives here now. You build TO THE STREET and it's impossible. Can't find a solution? STOP BUILDING! we already pay insane taxes for every single school district, in addition to other taxes for Edina and Hopkins. Just stop it. It used to be so cozy and enjoyable and now we have to have various housing types? No!

3w Like Reply 26



Cindy Novak Swartout

Kayley Smothers I couldn't agree more! Taking away green space. So sad to see so many apartments being SLP.

3w Like Reply

8



Mary Lorvick

Cindy Novak Swartout and all of the trees that have been taken down for these buildings too. They wiped them all out on Beltline Blvd.

3w Like Reply



Cindy Novak Swartout

Mary Lorvick they cut down all beautiful trees in the blvd space along Hwy 25 or Hwy 7 across from Yum! Such a sad site.

3w Like Reply



Reply to Cindy Novak Swartout...



Elizabeth Mourning-Bakker

Kayley Smothers all the new, huge apartment buildings and fewer single family homes are making SLP less and less desirable, IMO.

3w Like Reply

16



Marc Peacock

Elizabeth Mourning-Bakker It's so dumb. While apartments and condos maximize space, people that live there are highly transient. People like SLP in large part because of the community, people in single family homes live in the city much longer than those in an apartment.

3w Like Reply

3



Emily Barker

Elizabeth Mourning-Bakker except the SELA development near France Ave a couple years ago, which recent apartment buildings have you seen go up that caused "fewer single family homes"? Most of the ones I'm aware of have been built on land that wasn't SF in the first place.

Also, did You know the city has been like 40% multifamily for a long time? It's been a huge part of our housing stock for ages.

3w Like Reply



Torrey Kanne

Marc PeacockHi Mark. So, when you were younger you were never "transient"? You have never moved to a new city and rented for a year or two to see if you wanted to put down roots? Or went to college in a different state and needed an apartment? Or maybe you bought a home when conditions were more favorable for that- many young people can't afford to buy now. In San Diego, where I am from, the majority of my friends are life long renters because they never could afford to buy, even w 6 figure incomes. They're not transient.

3w Like Reply Edited



Elizabeth Mourning-Bakker

My point: more apartments are being built vs single family homes in spaces where housing could be built.

In the last 15-20 years, huge apartment complexes have been built. When I moved here in 98, it was pretty much the couple-few on Excelsior Blvd and Meadowbrook, and there are a lot more, bigger complex's now.

3w Like Reply



Mary Lorvick

Elizabeth Mourning-Bakker I've counted around 40 since Excelsior and Grand. My concern is strain on our water and power usage-can we handle thousands more people?

3w Like Reply



Reply to Elizabeth Mourning-Bakker...



Torrey Kanne

Kayley Smothersyou sound passionate! Love it! You should join the Planning Commission and share your thoughts on it all- after reading the comp plan and alllllll the proposals that come in for development that get rejected by the city of SLP.

3w Like Reply





Ronald Pump
Kayley Smothers



3w Like Reply



Reply to Kayley Smothers...



Kim Opitz

Can we just say "no thank you" because we don't want more out-of-state corporations owning the homes in our neighborhoods? Because that's already happening and it's not an entirely pleasant situation.

3w Like Reply 9



Charlie Meyers

Kim Opitz The problem of corporate ownership of single family homes is due to lack of political will and regulatory inaction. It's a nationwide disgrace that hardworking Americans who qualify for bank mortgages are locked out of home ownership by investors.

3w Like Reply



Torrey Kanne

Kim Opitz Join the crowd of every other single major metropolitan area in the country. That's a completely different discussion. (I hate that also, for the record).

3w Like Reply



Tiki Premo Clayton

Torrey Kanne it doesn't have to be. The city can pass regulations prohibiting corporate ownership of condos and townhouses can't they? And then build more owner occupied buildings.

3w Like Reply





Kim Opitz

The house next to us was sold when the owners were too old to live alone. A company in Texas owns it now and we've had a variety of tenants pass through - the partying, vomiting off the deck neighbors were the worst, and the two families with children were each utterly delightful. The families just couldn't afford to stay there because they wanted to own their homes, not rent forever.

3w Like Reply



 Reply to Torrey Kanne... 

 Reply to Kim Opitz... 



Kim Opitz

I was really discouraged when the city council allowed a private homeowner to turn two homes on Cedar Lake Road into an apartment building -- despite the neighbors who spoke up and said they didn't WANT an apartment building on their residential road. I felt especially bad for the homeowners who live across the street, who said the new apartments will have views into their front room. When people buy homes, they invest time, dreams and energy into them. They don't expect apartments and condos to spring up right next door, 5-10 years later, if ever. Please don't make people fill out a lengthy survey just to take our feedback seriously. ...

3w Like Reply 3 




Mary Lorvick

Kim Opitz in our interactions with our council person over the years-our voices of concern have been totally ignored. They will do what they want to do no matter the push back.

3w Like Reply 


[View 1 reply](#)

 Reply to Kim Opitz... 



William Wells

St. Louis Park doesn't know what it wants to be, is it an urban neighborhood with apartment buildings, or is it low density single family homes next to MPLS?. ... St. Louis Park is like Minneapolis' little brother, confused and following around the big brother trying not to get beat up .

3w Like Reply 9 



Emily Barker

William Wells I think you're missing pretty big details here. The fact is that for years people were running to the exurbs, and then in the 2010s that reversed and the urban core was growing. A lot of younger people don't want to own a car or they're getting their drivers license much later and they want access to more things without having to drive all the time. But now, it's trending back the other way (in part due to the pandemic). SLP sits in the middle, so it's like being stuck on a yoyo you don't control. And of course, all of this is overlaid with a general trend toward lower birth rates.

City planners have a hell of a job, anticipating the whims of fickle humans. What are your ideas instead?

3w Like Reply Edited 



Jennifer Ortale

William Wells please fill out the survey

3w Like Reply



Reply to William Wells...



Daniel Mona

It's already an overcrowded mess in West End area every weekend. You can look forward to that all over the city once they reach their utopia of more high rises and high density housing everywhere. Rezoning single family neighborhoods is a disaster.



Too bad, SLP will become just another crime ridden dump like Mpls. City Council can only see 2 ft in front of their noses, drooling over the tax money, instead of realizing what this means long term.

3w Like Reply Edited 3 likes



Charlie Meyers

I don't understand all the hand wringing. My folks lived out their later years at Excelsior on Grand, and loved it. SLP still is loaded with nice neighborhoods filled with single family homes. Most of the apts and condos are on busy, high traffic areas or next to freeways. As for the SW lightrail, it's going to be a huge benefit for the entire metro area, SLP included.

3w Like Reply 7 likes



Kim Opitz

Charlie Meyers I believe this re-zoning means "nice neighborhoods filled with single family homes" will be open for apartments, bungalows and other multi-unit buildings.

3w Like Reply



Charlie Meyers

Kim Opitz The devil is always in the details,thank you. My neighborhood in NE Mpls has a mix of single family homes, duplexes, (mine included) and a small number of multi-unit apartments. Fairly typical for many parts of Mpls and St Paul. I would describe it as a very stable, safe neighborhood. The apartments are pretty well managed. The zoning changes can allow for some positives,too. Service sector employees in nursing, education and retail can fill needed employment gaps.

3w Like Reply



Reply to Kim Opitz...





Torrey Kanne

Charlie Meyers True. People don't know what they don't know, but sure do love to complain from that vantage point. They want the amenities of living in SLP but not the inevitable density that comes with growth. It's an unreasonable and unrealistic thought process. And they forget that St. Louis PARK and green spaces (PARKS) are in every 'hood within like 2 to 3 blocks of all houses. 🙄

3w Like Reply



Reply to Charlie Meyers...



Torrey Kanne

I served on the Planning Commission in SLP for 2 years. Came out with such a better understanding of urban planning, and, a deep respect for it. Bottom line is this- if you want less cars/traffic and more green spaces you gotta just move out to 3rd ring suburbs. Population is growing and housing (in many forms) is needed. It is what it is. To make a city like SLP which is only 10 x 10 sq miles function well, it takes a hell of a lot of planning and smart people. I think the changes are mostly for the better.

3w Like Reply 11



Jeff Kleinbaum

Torrey Kanne "if you want less cars/traffic and more green spaces".... ...

Is that the resident's desire ... Or city planners?

3w Like Reply



Torrey Kanne

Jeff Kleinbaum Look, no one loves more traffic, less green spaces, probably myself the most! Not even the city planners- you think they do the job to make people's lives worse? C'mon. It's necessary and imperative. The metro area is growing rapidly and has been for years, it's reality. I try to consider the reality, even when it's not my preference.

3w Like Reply



Reply to Torrey Kanne...



Caröl Hendersön

Honestly, this appears to have already been decided. The only vote on it will be the city council. Housing is unaffordable partly because rents are out of control. They might try implementing rent controls first.

3w Like Reply



Jack Grayson

Hello 🙏 how are you doing over there ? Can you text me on your message directly I have a question to ask you it's private

2w Like Reply



Reply to Caröl Hendersön...



Shaw Sherri Morgan

With all these extra large apartment complexes and the added crime the light rail will bring in, I'll be moving out.

3w Like Reply 3 🍷

View 1 reply



Sean Hayford Oleary

Incredible work, guys!

3w Like Reply



Mary McChesney-Iverson

It's even

More confused now

3w Like Reply



Marc Peacock

Mary McChesney-Iverson It feels intentionally confusing, which I suspect means they know the residents aren't going to like it and their changes will be forced upon us. Once light rail is finished and with it the import of even more crime from Minneapolis, the property value is going to plummet. By the time the residents know what's actually going to happen, it will be too late.

3w Like Reply Edited

3 🍷



Elizabeth Mourning-Bakker

Marc Peacock completely agree with you there. So many people say the light rail is going to be a good thing for the city...until the crime waves hit and they start finding hypodermic needles in their yard.

3w Like Reply

🍷



Marc Peacock

Elizabeth Mourning-Bakker It's already bad now. Provide them transportation to expand their crime area and it's going to be way worse. I would not want to live or have a business within a mile of any of the stops.

3w Like Reply

🍷



Sakariye Xaaji

Marc Peacock Why does greed overcome those that are self-sufficient? It's the same people who put a gag order on multiple transportation entities from even mentioning the Dan Patch Line. You guys are pathetic and can't even realize cars are the biggest transporters of criminals and drugs.

3w Like Reply



Sakariye Xaaji

Elizabeth Mourning-Bakker Maybe because they're not old senile boomers like you, who think someone with bad intentions will think use light rail for transportation when we already see criminals using cars and transporting drugs with them.

3w Like Reply



Marc Peacock

Sakariye Xaaji Spend 2 minutes looking at crime reports. Sorry for pointing out the painfully obvious. Serious crime happening in SLP and other burbs isn't being caused by residents. Did I say crime will only happen because of light rail? No, I said it will increase. Check back in a few years and you'll see that we're right.

3w Like Reply



Reply to Marc Peacock...



Reply to Mary McChesney-Iverson...



Most relevant is selected, so some comments may have been filtered out.



City of St. Louis Park, Minnesota

July 27 at 10:00 AM



There is less than one week left to provide feedback on our proposed zoning code updates! 🏠

Did you know that 80% of the residentially zoned land in St Louis Park only allows single-family detached houses? That only leaves 20% of residential land for other housing types such as duplexes, townhomes and apartment buildings of all sizes. The proposed zoning code updates will expand the availability of different housing types to support our growing community.

Learn more and share your comments on our interactive story map by July 31 at <https://bit.ly/zoning-code-update>.

After the survey closes, we will review your feedback for common themes about potential changes to the current proposal. Staff will present a summary of this feedback and the recommended zoning updates to the planning commission and city council for their consideration. If you are interested in receiving updates on this project, the link above will bring you to the project webpage where you can click the "Sign up for updates" box to put your name on our email list.



12

11 comments 6 shares

Like

Comment

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Most relevant ▾



Write a comment...



Daniel Mona

We all know our feedback is ignored anyway by a city council that just copies whatever Mpls does. I guess we can look forward to SLP following in their footsteps to be a crime ridden hole. All the city council cares about is more tax money to waste.

4d Like Reply Edited 5



Jacquelyn J. Eckholm

Daniel Mona how does zoning affect crime?

3d Like Reply



Reply to Daniel Mona...



Alex Brose

Based off the caption we can tell what St. Louis park wants... more money!

4d Like Reply 5



Corey Lynn

I say no re zoning.

3d Like Reply



Cindy Novak Swartout

Why survey when you've already built too many apartments and cut down perfectly good trees?

How about green space?

4d Like Reply 8



Mark Lapakko

I can't find where to comment on zoning code update. I say leave it alone. We moved here to live in a community of predominantly single family housing. We have no problem with the numbers of multi family units as there are now but don't feel we need more.

4d Like Reply Edited 2



Matthew Mitchell

Mark Lapakko People want the changes to increase the housing supply so there's more affordable housing. I'm curious about what you tell them.

4d Like Reply



Mark Lapakko

The city is already buying water from Golden Valley to support the housing in West End. We simply haven't the resources to support more people. Not everybody can cram into St Louis Park. 80% of people in the recent city survey took the position of preferring a single family housing model. We have apartments, duplexes, and multi unit dwellings already. Are all of these full? The new ones constructed near the future light rail station on Wooddale don't appear to be.

4d Like Reply



Jacquelyn J. Eckholm

Mark Lapakko Water and sewer management is done by the Met Council. If there wasn't enough water to support growth, they wouldn't have approved the comprehensive plan that planned for growth

3d Like Reply



David Rickheim

Mark Lapakko vacancy rates throughout the twin cities are in the mid-to-low single digits. We need more housing.

3d Like Reply



Reply to Matthew Mitchell...



Reply to Mark Lapakko...



Most relevant is selected, so some comments may have been filtered out.



 stlouispark • Follow

 stlouispark Did you know that 80% of St. Louis Park's residential zoned land allows only single-family detached houses? That leaves 20% for all other housing types.

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Visit the  in our bio to learn more about this initiative, find an open house date to attend and leave your input.

35 likes
June 6

Log in to like or comment.

mlkarius's profile picture

Where was this picture taken?

Reply

stlouispark's profile picture

@mlkarius The second photo is in the Browndale neighborhood. The first photo depicts single-family detached homes that are comparable to but not located in St. Louis Park.

Reply

annastauber's profile picture

Yas! 😁

1 likeReply

livrin_drabk's profile picture

Like how you forced rezoning at Texa-tonka? That was a fun process. For fun, let's go look at the rent cost in there.....so inclusive!

ryanol's profile picture

I feel like with the developments around the light rail slp is doing better than most but wherever there is room to improve by all means. Louisiana and mtka blvd could use resurfacing but maybe that's a Hennepin co issue?

StLouisPark-@ryanol Minnetonka Blvd is a county road, so Hennepin County would be the drivers of all improvement and maintenance to it. That said, Hennepin County is in the process of rebuilding Minnetonka Blvd in Phases. East of Highway 100 will be completed this year. Other phases of Minnetonka Blvd to follow over the next few years. You can contact Jack Sullivan in the St. Louis Park engineering department at JSullivan@stlouisparkmn.gov or 952-924-2691 for more information.

@stlouispark yeah I figured probably in conjunction with water main repair/replacement etc. it's just kind of dicey as a "bikeway" on mtka blvd with the pavement in its current condition

kallenspach's profile picture

Every resident's two least favorite words: affordable housing

1 likeReply

jlsumner's profile picture

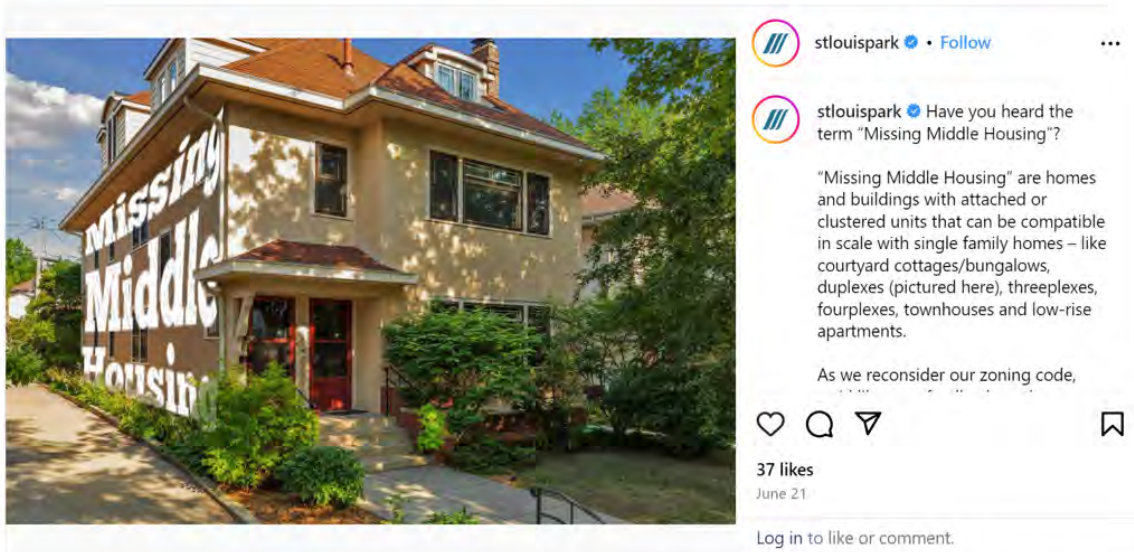
Yes. More of this. 🙄 I know it's an unpopular opinion with the NIMBYs but keep auditing and rolling back the zoning restrictions. Hard enough to see projects built as it is. And I live in the 80%.

1 likeReply

messercol's profile picture

Blackrock has entered the chat

1 likeReply



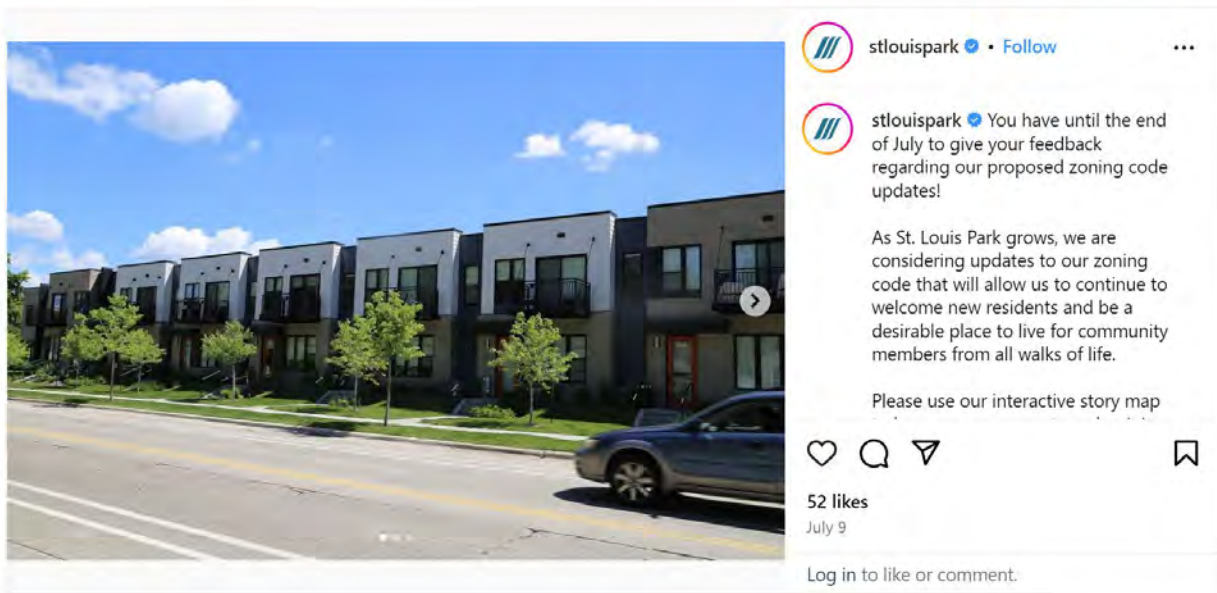
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[#missingmiddlehousing](#) [#housing](#) [#communitydevelopment](#) [#stlouisparkmn](#) [#zoning](#)

No comments posted.



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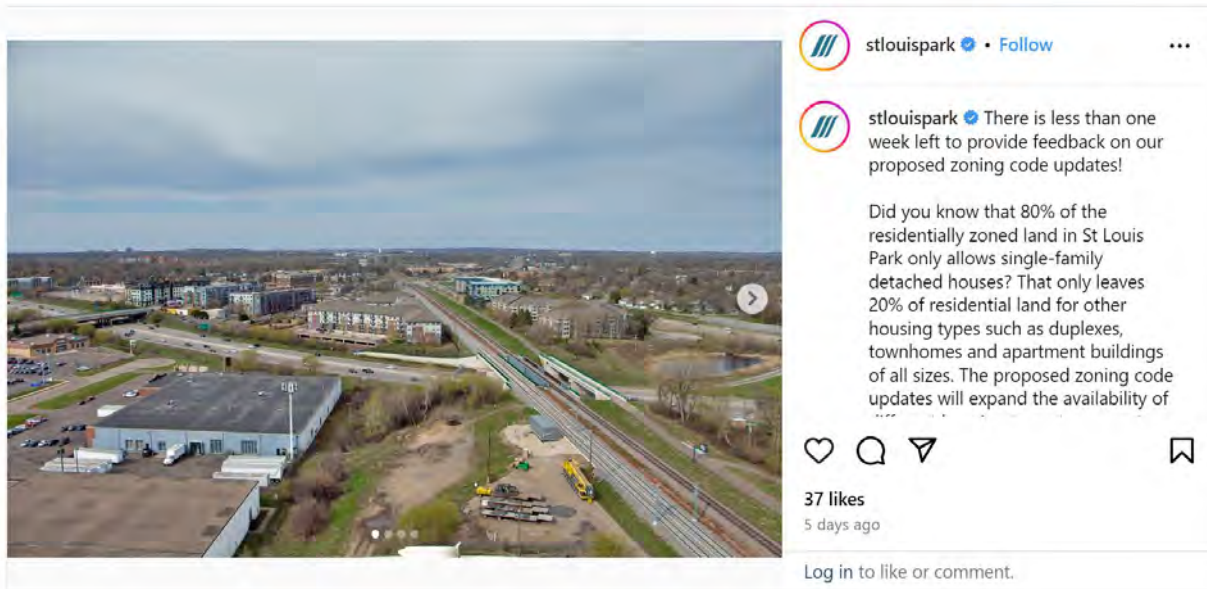
bennettmyhran's profile picture

I've given my feedback but would like to emphasize the importance of limiting land disturbance. I believe density should come from building vertically as to retain what little soil space we have left. Housing is important. Trees, water, and wildlife are more important.

1 likeReply

david.mn.mills's profile picture

I'm in support of this. I do hope that there will be provisions added to promote home ownership and prevent large corporations from owning all of the new development that will result from these changes.



different housing types to support our growing community.

Learn more and share your comments on our interactive story map by July 31 using the link in our bio 📍

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bigbossed_'s profile picture

Keep overloading the communities with high density units and low income subsidies! You all won't be happy until what makes STLP great is fully destroyed. Let's hope the investments in police is keeping up with the influx because it's going to be needed. 🙏

5 likesReply

messercol's profile picture

@bigbossed_ vote to keep it the same!

1 likeReply

aaronserrano00's profile picture

Bro build better soccer pitches 🏈🏈

1 likeReply

City of St. Louis Park's Post



City of St. Louis Park
1,937 followers
1mo



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Visit https://lnkd.in/ga_s7bbN to learn more about this initiative, find an open house date to attend and leave your input.



13

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City of St. Louis Park ✓

Social Media Specialist Savannah Byers • 13 Jun



Did you know that 80% of St. Louis Park's residential zoned land allows only single-family detached houses? That leaves 20% for all other housing types. ... [See more](#)



8 likes 10 comments



[Joan H.](#)

•Oak Hill Park•6w • Edited

🙄 hmmm to the 80%. And the...there's not enough options and space for all...theory is interesting since 95% of the multi unit complexes have balloons and or enticing signs with rental discounts with lots of vacancies. 🙄 There's no going back most of these complexes are massive and here to stay.

Like

ReplyShare

[Eve White](#)

•Birchwood•6w

There are lots of apartment vacancies right now. Single family homes are selling. What is the market telling us? If you change zoning, does that mean single family homes will get torn down?

Like

ReplyShare

[Ann L.](#)

•Fern Hill Neighborhood•6w • Edited

Via Sol (now Zelia on 7) is a recent rezoning and multifamily, mixed-income misfire that was built for 407k per unit in 2022 that sold less than two years after opening for \$153k per unit. Maybe that's why the call for public input? A 55 million dollar loss. During the planning phase, 152 of the 217 studio-to-four-bedrooms were to be affordable at 50% to 80% Average Median Income (AMI). Only 60 percent occupancy one year after opening. Complaints about not enough parking. LEED, wind, green and solar plans scuttled in 2023. 88M to build, sold for 33.25M.

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[Joan H.](#)

•Oak Hill Park•6w

[Ann](#)

the plan a I understand is already in place...our input is not what they want. We have vacancies everywhere and yet massive complexes continue to be built everywhere. Leave no space unturned. A housing shortage?...is suspect at best. Money speaks very loud and it's sad. When was the last time we voted for planning commissioner and those on the committee?

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[Dan S.](#)

•Minikahda Vista•6w

Please leave my property value alone

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[Marc Petrik](#)

•Wolfe Park•6w

St Louis Park is so saturated with oversized Apartments and Condominiums. The City has completely ruined the landscape of these once charming and quant neighborhoods. Enough already! More green space!

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[Wendylee R.](#)

•Creekside•6w

In years the SLP City Council or whomever makes zoning decisions has not said NO to any type of apartment or condo proposal, as far as I can tell. I drive past all the massive buildings, just ready to take on renters or purchasers and wonder how may hundreds (thousands?) more people will be crammed into our little city. But I'm sure they will all be riding bikes, walking, and taking the light rail (HA!) so at least the vehicle traffic won't be outrageous...

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[Lex Ell](#)

•Fern Hill Neighborhood•6w

2 of the City Council members are involved with real estate and/or developers. I'm sure that has nothing to do with their decisions to continue saturating SLP with apartments that are not needed, because of the vacancies in existing apartment complexes that are SUBSIDIZED WITH OUR TAX DOLLARS. Why do you think SLP property taxes are so high? Because the City Council keeps promoting buildings that don't pay taxes for 20 or more years (tax increment financing) but the residents need services that the rest of us have to pay for with high property taxes.

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[Joan H.](#)

•Oak Hill Park•6w

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And they're just getting started.

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[Suzanne S.](#)


•Pennsylvania Park•6w

I'm curious when me and my husband sell our corner house and a developer buys it...builds a duplex. How much will those cost. We have put in a lot of \$ into our home to make it nice for us and to make it nice for the next buyer. When that time comes we will have to sell it ourselves to hopefully insure that the buyer wants a nice home in a nice neighborhood. We will see.

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City of St. Louis Park's Post



City of St. Louis Park
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Have you heard the term "Missing Middle Housing"?

"Missing Middle Housing" are homes and buildings with attached or clustered units that can be compatible in scale with single family homes – like courtyard cottages/bungalows, duplexes (pictured here), threeplexes, fourplexes, townhouses and low-rise apartments.

As we reconsider our zoning code, we'd like your feedback on the availability of housing types in St. Louis Park. Visit <https://bit.ly/3zavcXK> to learn more about this initiative.

Also, please attend one of the open houses to learn more and ask questions:

- June 24, 1-3pm at the community room at city hall (5005 Minnetonka Blvd)
- June 27, 6-8 pm at the Westwood Hills Nature Center (8300 W Franklin Ave)



11

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City of St. Louis Park's Post



City of St. Louis Park

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You have until the end of July to give your feedback regarding our proposed zoning code updates!

As St. Louis Park grows, we are considering updates to our zoning code that will allow us to continue to welcome new residents and be a desirable place to live for community members from all walks of life.

Please use our interactive story map to leave your comments and opinions about the availability of housing types in St. Louis Park: https://lnkd.in/ga_s7bbN.

After we are done collecting public feedback, our next steps will be to review the feedback and see if there are any common themes that suggest any changes that should be made. A summary of the comments received, along with staff recommendations, will be presented to the planning commission and city council in separate study sessions. Sign up for updates for more information about these next steps at https://lnkd.in/ga_s7bbN.



6

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City of St. Louis Park

Social Media Specialist Savannah Byers • 21 Jun • Edited



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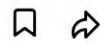
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Expanding Neighborhood Housing Options

storymaps.arcgis.com

4



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