



Legislation Text

File #: Ord 12-20, **Version:** 1

Amending the Zoning Map of Saint Paul as recommended in the North End-South Como District 6 Plan and 40-Acre Zoning Study.

STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS, on March 18, 2011, the Planning Commission, upon a request by the District 6 Planning Council, initiated a district plan for the entirety of District 6 that focused on the industrial area southeast of the Como/Front/Dale intersection and consolidated policies from previously adopted small area and district plans within District 6, and established a task force to develop recommendations for the plan; and

WHEREAS, on June 10, 2011, the Planning Commission initiated a 40-acre zoning study to include the area roughly bounded by Saint Albans on the west, Front and Hatch on the north, Western and Farrington on the east, and the railroad tracks and Larch on the south, and charged the task force to develop recommendations for the zoning study; and

WHEREAS, on July 22, 2011, the 40-acre zoning study was expanded to include the area roughly bounded by Front on the south, Mackubin on the east, Lawson on the north, and Dale on the west; and

WHEREAS, the study area is in excess of forty acres; and

WHEREAS, given the number of real estate descriptions that could be affected by amendment or alteration of the zoning ordinance, the Planning Commission determined that obtaining written consent from property owners would be impractical; and

WHEREAS, on February 24, 2012, following a duly noticed public hearing, the Planning Commission recommended adoption of the *North End-South Como District 6 Plan* as an addendum to the Saint Paul Comprehensive Plan, and the rezoning of a number of parcels in the study area in accordance with and related to the objectives, strategies, and recommendations in the *North End-South Como District 6 Plan* and 40-acre Zoning Study, and to the overall needs of the community as documented in the plan; and

WHEREAS, following a duly noticed public hearing before the City Council where all interested parties were afforded the opportunity to be heard, the Council considered all the facts, recommendations, and testimony regarding the proposed zoning amendments, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes § 462.357:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN

SECTION 1

That the Zoning Map of Saint Paul, incorporated by reference in Leg. Code § 60.303, is hereby amended as follows:

Rezone from I1 to RT2

25-29-23-32-00	601 Burg ess St.
25-29-23-32-00	595 Burg ess St.
25-29-23-32-00	591 Burg ess St.
25-29-23-32-00	587 Burg ess St.
25-29-23-32-00	585 Burg ess St.
25-29-23-32-00	583 Burg ess St.
25-29-23-32-00	552 Burg ess St.
25-29-23-32-00	558 Burg ess St.
25-29-23-32-00	560 Burg ess St.
25-29-23-32-00	564 Burg ess St.
25-29-23-32-00	568 Burg ess St.
25-29-23-32-00	574 Burg ess St.

25-29-23-32-00	576 Burg ess St.
25-29-23-32-00	586 Burg ess St.
25-29-23-32-00	594 Burg ess St.
25-29-23-32-00	598 Burg ess St.
25-29-23-32-00	602 Burg ess St.
25-29-23-32-00	606 Burg ess St.
25-29-23-32-01	610 Burg ess St.

Rezone from B3 to T2

25-29-23-32-00	591 Com o Ave.
25-29-23-32-00	587 Com o Ave.
25-29-23-32-00	581 Com o Ave.
25-29-23-32-00	577 Com o Ave.

25-29-23-32-00	571 Com o Ave.
25-29-23-32-00	569 Com o Ave.
25-29-23-32-00	927 Kent St.
25-29-23-32-00	554 Com o Ave.
25-29-23-32-00	561 Kent St.
25-29-23-32-00	560 Com o Ave.
25-29-23-32-00	568 Com o Ave.
25-29-23-32-00	574 Com o Ave.
25-29-23-32-00	578 Com o Ave.
25-29-23-32-00	582 Com o Ave.
25-29-23-32-00	586 Com o Ave.
25-29-23-32-00	590 Com o Ave.

25-29-23-32-00	594 Com o Ave.
25-29-23-32-00	598 Com o Ave.

Rezoned from I1 to T2

25-29-23-32-00	555 Com o Ave.
25-29-23-32-00	549 Com o Ave.
25-29-23-32-00	545 Com o Ave.
25-29-23-32-00	543 Com o Ave.
25-29-23-32-00	533 Burg ess St.
25-29-23-32-00	527 Burg ess St.
25-29-23-32-00	523 Burg ess St.
25-29-23-32-00	518 Com o Ave.
25-29-23-32-00	522 Com o Ave.

25-29-23-32-00	528 Com o Ave.
25-29-23-32-00	532 Com o Ave.
25-29-23-32-00	536 Com o Ave.
25-29-23-32-00	553 Com o Ave.

Rezone from I1 to RM2

25-29-23-23-00	560 Law son Ave. West
25-29-23-23-00	570 Hatc h Ave.
25-29-23-23-00	582 Hatc h Ave.

Rezone from I2 to RM2

25-29-23-23-00	543 Fron t Ave.
25-29-23-23-00	543 Fron t Ave.
25-29-23-23-00	543 Fron t Ave.

25-29-23-23-00	543 Fron t Ave.
25-29-23-23-00	543 Fron t Ave.
25-29-23-23-00	543 Fron t Ave.

Rezone from I1 to IR

25-29-23-24-02	481 Fron t Ave.
25-29-23-32-01	550 Com o Ave.

Rezone from R4 to I1

25-29-23-24-02	450 Hatc h Ave.

Rezone from RM2 to I1

25-29-23-42-02	333 Atwa ter St.
25-29-23-42-02	325 Atwa ter St.

SECTION 2

This ordinance shall become effective thirty (30) days after its passage, approval, and publication.