



Legislation Text

File #: Ord 11-24, **Version:** 1

Amending the Zoning Map of Saint Paul as recommended in the Highland Village Zoning Study.

WHEREAS, in January 2010, the District 15 Council requested that the Planning Commission initiate a zoning study for the Highland Village business area located along Ford Parkway and Cleveland Avenue; and

WHEREAS, this request came after the District 15 Community Development Committee engaged potentially affected property owners, residents, the Highland Village Business Association, and the District 15 Council to gain consensus that such a study should be conducted; and

WHEREAS, on August 13, 2010, the Planning Commission initiated a 40-acre zoning study with the express purpose of making zoning consistent with the Comprehensive Plan, the Highland Village Plan, and the District 15 Highland Park Neighborhood Plan; and

WHEREAS, the Planning Commission has determined that the number of real estate descriptions affected by the proposed zoning amendments renders obtaining written consent impractical; and

WHEREAS, on February 18, 2011, the Planning Commission, following a public hearing, recommended adoption of the rezoning recommendations contained in the Highland Village Zoning Study Report, dated February, 2011, with the following key conclusions/recommendations (maps attached):

1. TN2 is the appropriate district to bring zoning into compliance with neighborhood plans and the Saint Paul Comprehensive Plan for the Highland Village Business Corridor.
2. Medium-density residential land uses at the edge of the district (northern end of Cleveland Ave and eastern end of Ford Parkway) are appropriately zoned RM2, and no change in zoning is recommended.
3. Firestone Auto Center should be rezoned from I1 to B2, as the District has expressed a strong concern over losing auto specialty services. Rezoning this parcel from I1 to B2 would allow this use to remain as a conditional use in the district, while making the parcel more consistent with the use and lot standards in the area.
4. National Tire and Battery (NTB), formerly Tires Plus, should remain B2, again responding to the Districts concern over the loss of auto specialty services.
5. 621 Cleveland, Sr. Rosalind Gefre, should be rezoned from OS to RM2. This block and the subsequent blocks north of this parcel are all currently zoned RM2. The pattern of development on this portion of Cleveland Avenue is heavily residential and rezoning the parcel would provide consistency with this area. If this parcel is rezoned, the current office use could remain, but would become non-conforming. This would be the only non-conforming use created under the recommended zoning changes in the Highland Village Study Area; and

WHEREAS, a public hearing before the City Council, having been conducted April 6, 2011, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning 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 the City of Saint Paul, incorporated by reference in Section § 60.303 of the Saint Paul Legislative Code, is hereby amended as follows:

[The properties to be rezoned are listed in Attachment A]

Section 2.

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.