



## Legislation Details (With Text)

**File #:** Ord 11-27      **Version:** 2

**Type:** Ordinance      **Status:** Passed  
**In control:** City Council  
**Final action:** 4/20/2011

**Title:** Amending Chapters 60, 62, 63, 64, 65, 66, 67, 69 of the Legislative Code and the Zoning Map as recommended in the Central Corridor and Traditional Neighborhood Zoning Study. (Public testimony will be heard only on the amendments introduced on April 13.)

**Sponsors:** Russ Stark, Melvin Carter III

**Indexes:** Central Corridor, Zoning

**Code sections:** Sec. 60.213. - L., Sec. 60.214. - M., Sec. 60.301. - Zoning districts established., Sec. 60.307. - More restrictive or less restrictive districts., Sec. 62.106. - Nonconforming uses of structures, or structures and land in combination., Sec. 63.114. - Visual screens., Sec. 63.207. - Parking requirements by use., Sec. 63.210. - Bicycle parking bonus., Sec. 63.310. - Entrances and exits., Sec. 63.313. - Visual screening., Sec. 64.401. - All signs., Sec. 64.502. - RL through RM3 residential districts., Sec. 64.503. - TN1\_TN3 traditional neighborhood and OS\_B1 business districts., Sec. 65.153. - Dormitory., Sec. 65.158. - Shelter for battered persons., Sec. 65.159. - Transitional housing facility., Sec. 65.452. - Hospital., Sec. 65.510. - General retail., Sec. 65.513. - Drive-through sales and services, primary and accessory., Sec. 65.518. - Garden center, outdoor., Sec. 65.532. - Photocopying., Sec. 65.534. - Service business with showroom or workshop., Sec. 65.612. - Coffee shop, tea house., Sec. 65.613. - Restaurant., Sec. 65.615. - Restaurant, fast-food., Sec. 65.644. - Indoor recreation., Sec. 65.701. - Auto body shop., Sec. 65.702. - Auto convenience market., Sec. 65.703. - Auto service station., Sec. 65.705. - Auto repair station., Sec. 65.706. - Auto sales and rental, outdoor., Sec. 65.731. - Parking facility, commercial., Sec. 65.773. - Limited production and processing., Sec. 65.774. - Malt liquor manufacturing., Sec. 65.776. - Printing and publishing., Sec. 65.910. - Accessory use or accessory., Sec. 66.221. - Principal uses., Sec. 66.311. - General intent, TN traditional neighborhood districts., Sec. 66.312. - Intent, TN1 traditional neighborhood district., Sec. 66.313. - Intent, TN2 traditional neighborhood district., Sec. 66.314. - Intent, TN3 traditional neighborhood district., Sec. 66.321. - Principal uses., Sec. 66.331. - Density and dimensional standards table., Sec. 66.341. - Required conditions in TN1\_TN2 traditional neighborhood districts., Sec. 66.342. - Parking requirements in the TN3 traditional neighborhood district., Sec. 66.343. - Traditional neighborhood district design standards., Sec. 66.344. - TN3 Traditional neighborhood district required elements., Sec. 66.345. - TN3 district planning requirements., Sec. 66.421. - Principal uses., Sec. 66.521. - Principal uses., Sec. 66.542. - Required conditions in the IR Light industrial restricted district special setbacks., Sec. 69.502. - Alleys.

**Attachments:** 1. Amended Attachment A - Text Amendments\_4.13.11.pdf, 2. Amended Attachment B - Map Amendments\_4.13.11.pdf, 3. Proposed Zoning Map 4.13.11 revisions.pdf, 4. Attachment A - Text Amendments for Section 1.pdf, 5. Proposed Version 2 Attachment A corrected- Text Amendments.pdf, 6. Attachment B - Map Amendments for Section 3.pdf, 7. Proposed Zoning Map 2.23.11.pdf, 8. Planning Commission Action Minutes from 3.4.11.pdf, 9. Planning Commission cover memo.pdf, 10. Planning Commission Resolution 3-4-11.pdf, 11. Ord 11-27 public hearing testimony.pdf, 12. Ord 11-27 public hearing testimony by email, 13. SPACC Comments on CCLRT Zoning 4.6.11.pdf, 14. Ord 11-27 Pelham Re-Zone Regan Letter.pdf, 15. Preserve Rondo letter of support 4-20.pdf, 16. Ord 11-27 Veronica Burt Email Testimony.pdf, 17. Union Park Letter, 18. Ord 11-27 PH Sign-in.pdf, 19. Midway Chamber.pdf, 20. Summit U letter.pdf, 21. Ord 11-27 4-13-11 Revised attachments.pdf

Date	Ver.	Action By	Action	Result
12/18/2013	2	Mayor's Office	Signed	
4/20/2011	2	City Council	Adopted	Pass

4/13/2011	2	City Council	Amended and Laid Over for Final Adoption	Pass
4/6/2011	2	City Council	Amended and Laid Over for Final Adoption	Pass
3/23/2011	1	City Council	Laid Over to Third Reading/Public Hearing	Pass
3/16/2011	1	City Council	Laid Over to Second Reading	

Amending Chapters 60, 62, 63, 64, 65, 66, 67, 69 of the Legislative Code and the Zoning Map as recommended in the Central Corridor and Traditional Neighborhood Zoning Study. (Public testimony will be heard only on the amendments introduced on April 13.)

WHEREAS, the direction for the Central Corridor and Traditional Neighborhood zoning study came out of the Central Corridor Development Strategy (CCDS), adopted in October of 2007, and the creation of the Central Corridor Overlay District in April of 2008. The study was designed to meet goals in the CCDS by facilitating higher density development, a reduced demand for parking and more of a pedestrian- and transit-oriented environment. The study began in the spring of 2010; and

WHEREAS, the study area includes approximately 541 acres along the Central Corridor between Marion and Emerald streets; 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, the Planning Commission held public hearings on November 19, 2010 and December 3, 2010; and

WHEREAS, on March 4, 2011 the Planning Commission recommended adoption of the Central Corridor and Traditional Neighborhood Zoning Study Code amendments dated March 4, 2011, and rezoning of a number of parcels in the study area (map attached) in accordance with and related to the objectives, strategies, and recommendations in the adopted CCDS and station area plans; and

WHEREAS, a public hearing before the City Council having been conducted on 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 Legislative Code Chapter 60, General Provisions and Definitions; Chapter 62, Nonconforming Lots, Uses and Structures; Chapter 63, Regulations of General Applicability; Chapter 64, Signs; Chapter 65, Land Use Definitions and Development Standards; Chapter 66, Zoning District Uses, Density and Dimensional Standards; and Chapter 69, Subdivision Regulations, is hereby amended as follows:

[see attachment A]

SECTION 2

That Article VII, Section 67.700, CC Central Corridor Overlay District of Chapter 67, Overlay Districts, is hereby deleted in its entirety.

SECTION 3

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

[see attachment B]

#### SECTION 4

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