



## Legislation Details (With Text)

**File #:** Ord 18-49      **Version:** 2  
**Type:** Ordinance      **Status:** Passed  
**In control:** City Council  
**Final action:** 10/24/2018  
**Title:** Amending the zoning map as recommended in the West Marshall Avenue Zoning Study.  
**Sponsors:** Samantha Henningson, Dai Thao  
**Indexes:**  
**Code sections:**

**Attachments:** 1. Planning Commission Resolution 08-10-18, 2. Planning Commission Action Minutes 08-10-18, 3. Planning Commission Minutes for 08-10-18, 4. West Marshall Avenue Zoning Study Memo 07-25-18, 5. Planning Commission Minutes from Public Hearing 06-29-18, 6. Written Comments Submitted to Planning Commission 06-29-18, 7. Planning Commission Resolution to Amend the Study Area 05-18-18, 8. Planning Commission Minutes 05-18-18, 9. Union Park District Council Letter, 10. West Marshall PH Staff Presentation, 11. Dean Nelson email and attachments, 12. Comment rec'd by Council re West Marshall Zoning Study, 13. Comment rec'd by Council re West Marshall Rezoning 2, 14. Study Segments Zoning Maps 10.03.pdf, 15. Nelson email and attachments 10-1-18, 16. Allchin email and attachments 10-2-18, 17. Online comment re West Marshall rezoning, 18. Public Hearing Slides for 10.17.pdf, 19. Comment OPPOSING Amended West Marshall Rezoning, 20. Comment2 OPPOSING Amended West Marshall Rezoning, 21. Comment SUPPORTING Amended West Marshall Rezoning

Date	Ver.	Action By	Action	Result
10/31/2018	2	Mayor's Office	Signed	
10/24/2018	2	City Council	Adopted As Amended	Pass
10/17/2018	2	City Council	Amended and Laid Over for Final Adoption	Pass
10/3/2018	1	City Council	Laid Over to Public Hearing	Pass
9/26/2018	1	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
9/19/2018	1	City Council	Continue Public Hearing	Pass
9/12/2018	1	City Council	Laid Over to Third Reading/Public Hearing	
9/5/2018	1	City Council	Laid Over to Second Reading	

Amending the zoning map as recommended in the West Marshall Avenue Zoning Study.

### STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul City Council, with Resolution 17-1713, on October 18, 2017, initiated the West Marshall Avenue Zoning Study for property along Marshall Avenue from the Mississippi River to Hamline Avenue; and

WHEREAS, the study area includes all parcels with frontage along Marshall Avenue and those parcels added to the study area by the Planning Commission in its Resolutions 18-35 and 18-62 for a total study area in excess of 40 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 August 10, 2018, following a duly noticed public hearing that was held on June 29, 2018, the Planning Commission recommended the rezoning of a number of parcels in the study area in accordance with and related to the West Marshall Avenue Zoning Study and to the overall needs of the community as documented in the study dated July 25, 2018; and

WHEREAS, on September 19, 2018, 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 in Legislative Code § 60.303, is hereby amended as follows:

Parcel ID Number Address	Existing	Rezone to	
042823220001	2032 Marshall Ave	B2	T2
042823220004	2044 Marshall Ave	B2	T3
042823220005	2054 Marshall Ave	B2	T3
052823120009	2190 Marshall Ave	B2	T3
342923330135	1560 Iglehart Ave	B3	IT
342923330136	0 Marshall Ave	B3	IT
332923330114	2027 Marshall Ave	B3	T2
332923330116	2045 Marshall Ave	B3	T2
342923330099	1535 Marshall Ave	I1	T3
342923330100	1525 Marshall Ave	I1	T3
342923330101	1519 Marshall Ave	I1	T3
342923330102	1515 Marshall Ave	I1	T3
342923330106	1479 Marshall Ave	I1	T3
342923330107	1471 Marshall Ave	I1	T3
342923330142	1481 Marshall Ave	I1	T3
342923330151	1509 Marshall Ave	I1	T3
052823120001	2236 Marshall Ave	OS	T2
322923440115	2173 Marshall Ave	R3	RM1
322923440116	2171 Marshall Ave	R3	RM1
322923440117	2163 Marshall Ave	R3	RM1
322923440118	2159 Marshall Ave	R3	RM1

322923440119	2155 Marshall Ave	R3	RM1
322923440120	2149 Marshall Ave	R3	RM1
322923440121	2143 Marshall Ave	R3	RM1
322923440122	2137 Marshall Ave	R3	RM1
322923440123	2127 Marshall Ave	R3	RM1
322923440124	2115 Marshall Ave	R3	RM1
322923440125	2111 Marshall Ave	R3	RM1
322923440126	2103 Marshall Ave	R3	RM1
322923440127	2097 Marshall Ave	R3	RM1
322923440128	2093 Marshall Ave	R3	RM1
322923440129	2089 Marshall Ave	R3	RM1
322923440130	2083 Marshall Ave	R3	T2
322923440131	2077 Marshall Ave	R3	T2
322923440132	2073 Marshall Ave	R3	T2
322923440133	2069 Marshall Ave	R3	T2
322923440134	2063 Marshall Ave	R3	T3
052823110007	2090 Marshall Ave	R4	RM1
052823110008	2094 Marshall Ave	R4	RM1
052823110009	2098 Marshall Ave	R4	RM1
052823110010	2100 Marshall Ave	R4	RM1
052823110011	2106 Marshall Ave	R4	RM1
052823110012	2110 Marshall Ave	R4	RM1
052823110013	2114 Marshall Ave	R4	RM1
052823110014	2118 Marshall Ave	R4	RM1
052823110066	2128 Marshall Ave	R4	RM1
052823110067	2134 Marshall Ave	R4	RM1
052823110068	2138 Marshall Ave	R4	RM1
052823110069	2142 Marshall Ave	R4	RM1
052823110070	2146 Marshall Ave	R4	RM1
052823110071	2150 Marshall Ave	R4	RM1
052823110072	2156 Marshall Ave	R4	RM1
052823110073	2158 Marshall Ave	R4	RM1
052823110074	2162 Marshall Ave	R4	RM1
052823110075	2166 Marshall Ave	R4	RM1
052823110065	2122 Marshall Ave	R4	RM1
042823120101	1756 Marshall Ave	RM2	RM1
042823120102	1764 Marshall Ave	RM2	RM1
042823120103	1768 Marshall Ave	RM2	RM1
042823120104	1772 Marshall Ave	RM2	RM1

042823120105	1778 Marshall Ave	RM2	RM1
042823120106	1782 Marshall Ave	RM2	RM1
042823120107	1786 Marshall Ave	RM2	RM1
042823120108	1790 Marshall Ave	RM2	RM1
042823120109	1794 Marshall Ave	RM2	RM1
042823120110	1798 Marshall Ave	RM2	RM1
042823120111	1802 Marshall Ave	RM2	RM1
042823210001	1904 Marshall Ave	RM2	RM1
042823210002	1910 Marshall Ave	RM2	RM1
042823210003	1920 Marshall Ave	RM2	RM1
042823210004	1926 Marshall Ave	RM2	RM1
042823210010	1852 Marshall Ave	RM2	RM1
042823210011	1856 Marshall Ave	RM2	RM1
042823210012	1864 Marshall Ave	RM2	RM1
042823210013	1866 Marshall Ave	RM2	RM1
042823210014	1872 Marshall Ave	RM2	RM1
042823210015	1880 Marshall Ave	RM2	RM1
042823210016	1894 Marshall Ave	RM2	RM1
042823210017	1898 Marshall Ave	RM2	RM1
042823210018	224 Howell St N	RM2	RM1
042823210030	1836 Marshall Ave	RM2	RM1
042823210031	1840 Marshall Ave	RM2	RM1
042823210032	1846 Marshall Ave	RM2	RM1
042823220012	1984 Marshall Ave	RM2	RM1
042823220013	1990 Marshall Ave	RM2	RM1
042823220014	1996 Marshall Ave	RM2	RM1
042823220015	2000 Marshall Ave	RM2	RM1
042823220016	2006 Marshall Ave	RM2	RM1
042823220017	2010 Marshall Ave	RM2	RM1
042823220018	2016 Marshall Ave	RM2	RM1
042823220019	226 Wilder St N	RM2	RM1
042823220025	1964 Marshall Ave	RM2	RM1
042823220026	1968 Marshall Ave	RM2	RM1
042823220027	1974 Marshall Ave	RM2	RM1
042823220028	1980 Marshall Ave	RM2	RM1
332923330014	1954 Iglehart Ave	RM2	RM1
332923330023	1969 Marshall Ave	RM2	RM1
332923330024	1963 Marshall Ave	RM2	RM1
332923330058	2017 Marshall Ave	RM2	RM1

332923330059	2013 Marshall Ave	RM2	RM1
332923330060	2005 Marshall Ave	RM2	RM1
332923330061	1999 Marshall Ave	RM2	RM1
332923330062	1995 Marshall Ave	RM2	RM1
332923330063	1991 Marshall Ave	RM2	RM1
332923330064	1985 Marshall Ave	RM2	RM1
332923340095	1899 Marshall Ave	RM2	RM1
332923340096	1893 Marshall Ave	RM2	RM1
332923340097	1885 Marshall Ave	RM2	RM1
332923340098	1879 Marshall Ave	RM2	RM1
332923340099	1873 Marshall Ave	RM2	RM1
332923340100	1869 Marshall Ave	RM2	RM1
332923340101	1863 Marshall Ave	RM2	RM1
332923340102	1853 Marshall Ave	RM2	RM1
332923340123	1940 Iglehart Ave	RM2	RM1
332923340125	1925 Marshall Ave	RM2	RM1
332923340126	1921 Marshall Ave	RM2	RM1
332923340127	1915 Marshall Ave	RM2	RM1
332923340128	1907 Marshall Ave	RM2	RM1
332923430088	1809 Marshall Ave	RM2	RM1
332923430089	1805 Marshall Ave	RM2	RM1
332923430090	1801 Marshall Ave	RM2	RM1
332923430091	1797 Marshall Ave	RM2	RM1
332923430092	1793 Marshall Ave	RM2	RM1
332923430093	1785 Marshall Ave	RM2	RM1
332923430094	1783 Marshall Ave	RM2	RM1
332923430095	1777 Marshall Ave	RM2	RM1
332923430096	1775 Marshall Ave	RM2	RM1
332923430097	1769 Marshall Ave	RM2	RM1
332923430098	1765 Marshall Ave	RM2	RM1
332923430099	1759 Marshall Ave	RM2	RM1
042823120112	1806 Marshall Ave	RM2	T1
042823120113	1810 Marshall Ave	RM2	T1
042823120114	1814 Marshall Ave	RM2	T1
042823120115	224 Fairview Ave N	RM2	T1
042823210005	1940 Marshall Ave	RM2	T1
042823210029	1824 Marshall Ave	RM2	T1
042823220024	1954 Marshall Ave	RM2	T1
052823110001	2062 Marshall Ave	RM2	T1

052823110001	2002 Marshall Ave	RM2	T1
052823110002	2070 Marshall Ave	RM2	T1
052823110003	2074 Marshall Ave	RM2	T1
052823110004	2078 Marshall Ave	RM2	T1
052823110005	2082 Marshall Ave	RM2	T1
052823110006	2086 Marshall Ave	RM2	T1
332923330025	1955 Marshall Ave	RM2	T1
332923340032	1849 Marshall Ave	RM2	T1
332923340124	1939 Marshall Ave	RM2	T1
332923340131	1831 Marshall Ave	RM2	T1
332923430113		RM2	T1
052823120002	2226 Marshall Ave	RM2	T2
052823120003	2222 Marshall Ave	RM2	T2
052823120004	2214 Marshall Ave	RM2	T2
052823120067	235 Exeter Pl	RM2	T2
052823120068	234 Montrose Pl	RM2	T2
052823120118	2294 Marshall Ave	RM2	T2
052823210001	234 Mississippi River Blvd N	RM2	T2
052823210027	2338 Marshall Ave	RM2	T2
332923440066	1627 Marshall Ave	RM2	T2
332923440067	1621 Marshall Ave	RM2	T2
332923440068	1617 Marshall Ave	RM2	T2
332923440069	0 Iglehart Ave	RM2	T2
332923440070	1615 Marshall Ave	RM2	T2
332923440071	1609 Marshall Ave	RM2	T2
332923440072	1605 Marshall Ave	RM2	T2
332923440116	266 Fry St	RM2	T2
052823120007	2202 Marshall Ave	RM2	T3
052823120008	2194 Marshall Ave	RM2	T3
052823120140	2210 Marshall Ave	RM2	T3
332923440073	0 Marshall Ave	RM2	T3
042823110069	1664 Marshall Ave	RT1	RM1
042823110070	1660 Marshall Ave	RT1	RM1
042823110071	1656 Marshall Ave	RT1	RM1
042823110072	1652 Marshall Ave	RT1	RM1
042823110073	1648 Marshall Ave	RT1	RM1
042823110074	1642 Marshall Ave	RT1	RM1
042823110075	1638 Marshall Ave	RT1	RM1
042823110076	1634 Marshall Ave	RT1	RM1

042823110077	1630 Marshall Ave	RT1	RM1
042823110137	1698 Marshall Ave	RT1	RM1
042823110138	1690 Marshall Ave	RT1	RM1
042823110139	1688 Marshall Ave	RT1	RM1
042823110140	1684 Marshall Ave	RT1	RM1
042823110141	1680 Marshall Ave	RT1	RM1
042823110142	1676 Marshall Ave	RT1	RM1
042823110143	1670 Marshall Ave	RT1	RM1
042823120001	1724 Marshall Ave	RT1	RM1
042823120002	1720 Marshall Ave	RT1	RM1
042823120003	1716 Marshall Ave	RT1	RM1
042823120004	1712 Marshall Ave	RT1	RM1
042823120005	1708 Marshall Ave	RT1	RM1
042823120006	1700 Marshall Ave	RT1	RM1
042823120051	1730 Marshall Ave	RT1	RM1
042823120052	1736 Marshall Ave	RT1	RM1
042823120053	1740 Marshall Ave	RT1	RM1
042823120054	1744 Marshall Ave	RT1	RM1
042823120055	1748 Marshall Ave	RT1	RM1
042823120056	1754 Marshall Ave	RT1	RM1
332923430056	1727 Marshall Ave	RT1	RM1
332923430057	1723 Marshall Ave	RT1	RM1
332923430058	1717 Marshall Ave	RT1	RM1
332923430059	1711 Marshall Ave	RT1	RM1
332923430060	1703 Marshall Ave	RT1	RM1
332923430068	1747 Marshall Ave	RT1	RM1
332923430069	1743 Marshall Ave	RT1	RM1
332923430070	1739 Marshall Ave	RT1	RM1
332923430071	1735 Marshall Ave	RT1	RM1
332923430072	1731 Marshall Ave	RT1	RM1
332923430106	1753 Marshall Ave 1	RT1	RM1
332923430107	1753 Marshall Ave 2	RT1	RM1
332923430108	1753 Marshall Ave 3	RT1	RM1
332923430109	1753 Marshall Ave 4	RT1	RM1
332923430110	1753 Marshall Ave 5	RT1	RM1
332923430111	254 Wheeler St N 1	RT1	RM1
332923430112	254 Wheeler St N 2	RT1	RM1
332923440086	1665 Marshall Ave	RT1	RM1
332923440087	1661 Marshall Ave	RT1	RM1

332923440088	1657 Marshall Ave	RT1	RM1
332923440089	1651 Marshall Ave	RT1	RM1
332923440090	1649 Marshall Ave	RT1	RM1
332923440091	1641 Marshall Ave	RT1	RM1
332923440092	1639 Marshall Ave	RT1	RM1
332923440093	1635 Marshall Ave	RT1	RM1
332923440094	1631 Marshall Ave	RT1	RM1
332923440101	1699 Marshall Ave	RT1	RM1
332923440102	1691 Marshall Ave	RT1	RM1
332923440103	1689 Marshall Ave	RT1	RM1
332923440104	1683 Marshall Ave	RT1	RM1
332923440105	1677 Marshall Ave	RT1	RM1
332923440106	1671 Marshall Ave	RT1	RM1
032823210001	235 Hamline Ave N	RT1	T1
032823210009	199 Hamline Ave N	RT1	T1
032823210010	0 Hamline Ave N	RT1	T1
032823210011	0 Hamline Ave N	RT1	T1
032823210012	187 Hamline Ave N	RT1	T1
032823210013	1347 Selby Ave	RT1	T1
032823210016	0 Selby Ave	RT1	T1
032823210017	0 Selby Ave	RT1	T1
032823210018	1397 Selby Ave	RT1	T1
032823210081	0 Selby Ave	RT1	T1
042823220002	225 Wilder St N	RT1	T2
042823110008	1619 Dayton Ave	T1	T2
042823220003	2034 Marshall Ave	T2	T3
052823120010	2180 Marshall Ave	T2	T3

**SECTION 2**

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