



Legislation Text

File #: Ord 24-4, **Version:** 1

Granting the application of Hovda Properties LLC to rezone property at 0 Saint Clair Avenue Rezone from B1 local business to T3 traditional neighborhood and amending Chapter 60 of the Legislative Code pertaining to the zoning map.

WHEREAS, Pursuant to Minnesota Statutes § 462.357 and § 61.800 of the Legislative Code, Hova Properties LLC, in Zoning File 23-100-276, duly petitioned to rezone 0 Saint Clair Avenue, being legally described as Lot 13, Blk6 St. Clair St. and Shortline Addition, PIN 032823440120, Rezone from B1 local business to T3 traditional neighborhood; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on November 30, 2023, for the purpose of considering the rezoning petition, and pursuant to §107.03 of the Administrative Code, submitted its recommendation to the Planning Commission for approval; and

WHEREAS, the Planning Commission considered the rezoning petition at its meeting held on December 22, 2023, and recommended approval to the City Council; and

WHEREAS, notice of public hearing before the City Council on said rezoning petition was duly published in the official newspaper of the City and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the property sought to be rezoned; and

WHEREAS, a public hearing before the City Council having been conducted on January 17, 2024, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the petition; and

WHEREAS, the City Council, based upon the recommendation of the Planning Commission, as substantially set forth in the commission's resolution of recommendation No. 23-35 and the report of commission staff under Zoning File No. 23-100-276 dated December 8, 2023 both of which shall be incorporated herein by reference and are further hereby adopted by the City Council as its formal statement of the legislative reasons for rezoning the said property; now, therefore

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

Section 1.

That the zoning map of the City of Saint Paul as incorporated by reference in §60.303 of the Saint Paul Legislative Code, as amended, is hereby further amended as follows:

That the property at 0 Saint Clair Ave, being more particularly described as:

Lot 13, Blk6 St. Clair St. and Shortline Addition

be and is hereby rezoned from B1 to T3.

Section 2.

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