



## Legislation Text

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**File #:** Ord 22-24, **Version:** 1

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Adopting the Hillcrest Rezoning Study amendments to Chapter 60 of the Legislative Code pertaining to the Zoning Map.

WHEREAS, the Land Use Chapter of the 2040 Saint Paul Comprehensive Plan (hereinafter, "2040 Plan") identifies the former Hillcrest Golf Course site (hereinafter, "Hillcrest") as an "opportunity site" which, under the 2040 Plan, are sites guided for redevelopment with "higher-density mixed-use development" or "employment centers with increased full-time living wage job intensity;" and

WHEREAS, in furtherance of the 2040 Plan, the City Council subsequently adopted Ordinance 19-39 which authorized the Saint Paul Port Authority to issue bonds to purchase Hillcrest and, further, set certain expectations for the redevelopment of Hillcrest as an opportunity site which would include the establishment of substantial industrial uses as employment centers; and

WHEREAS, the City, for the purpose of guiding redevelopment at Hillcrest, commenced a master planning process to identify future land uses and site layouts within Hillcrest in order to create a draft Hillcrest Master Plan (hereinafter, "HMP"); and

WHEREAS, in conjunction with the draft HMP, the Saint Paul Planning Commission (hereinafter, "Commission"), in Commission Resolution No. 22-10, dated January 21, 2022, initiated the Hillcrest Rezoning Study to amend the City's zoning map to correlate to the land uses proposed under the draft HMP including an "M" district which, pursuant to Leg. Code §§ 66.344(b) or 66.544 as the case may be, indicates a master plan guiding development in the district has been adopted; and

WHEREAS, on March 4, 2022, the Commission duly conducted a public hearing on a draft HMP and the following associated actions: an amendment to the 2040 Plan, certain zoning code amendments, and amendments to the City's zoning map for rezoning purposes; and

WHEREAS, following the March 4, 2022, public hearing, the Commission reviewed the hearing comments and testimony and, following this review, the Commission recommended to the City Council and Mayor, approval of the draft HMP and the associated actions as set forth in Commission Resolution No. 22-21 dated April 15, 2022; and

WHEREAS, the Council of the City of Saint Paul, having duly provided notice of a public hearing before it and having conducted the same at which all interested parties were given an opportunity to be heard, and having considered all the testimony and recommendations received concerning the draft HMP and associated actions, including Commission Resolution No. 22-21, the memorandum of the Commission's Comprehensive and Neighborhood Planning Committee and its rationale for the Commission's recommendations, all of which the Council finds persuasive and thus hereby incorporates by reference into this action for the specific purpose of articulating the Council's reasons and rationale for this action; and

WHEREAS, the Saint Paul Port Authority, which owns the entirety of the lands proposed to be rezoned, has also stated its consent to all of the said rezonings;

NOW THEREFORE THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

**Section 1.**

That the zoning map of the City of Saint Paul is hereby amended as detailed on the attached zoning maps.  
[see Attachment A: *Hillcrest Zoning Maps*]

**Section 2.**

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