



## Legislation Text

---

**File #:** Ord 16-23, **Version:** 1

---

Granting the application of Hmong Village LLC and the City of Saint Paul to rezone a portion of the property at 1001 Johnson Parkway and a portion of the adjacent Johnson Parkway right-of-way from R2 one-family residential to IT transitional industrial to expand a parking lot into Johnson Parkway right-of-way, and amending Chapter 60 of the Saint Paul Legislative Code pertaining to the Saint Paul zoning map.

WHEREAS, Pursuant to Minnesota Statutes §462.357 and § 61.800 of the Legislative Code, Hmong Village LLC and the City of Saint Paul, in Zoning File # 16-041-863, duly petitioned to rezone a portion of 1001 Johnson Pkwy, PIN 272922230082, as well as a portion of the adjacent Johnson Pkwy right-of-way, from R2 one-family residential to IT transitional industrial to expand parking lot into Johnson Parkway right-of-way; the petition having been certified by the Planning Division on May 26, 2016, as having been consented to by at least 67 percent of the owners of the area to be rezoned, and further having been consented to by at least two-thirds of the owners of the property situated within 100 feet of the total contiguous property within one year preceding the date of the petition; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on June 16, 2016, 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 June 24, 2016, 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 July 20, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the petition; 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:

Property 1

That the portion of the property at 1001 Johnson Pkwy, being more particularly described as:

That part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 29, Range 22, Ramsey County, Minnesota, those parts of Lots 1 through 9, Corning's Addition to the City of St. Paul Ramsey Co Minn, according to the recorded plat thereof, Ramsey County, Minnesota, and those parts of Corning Avenue and Langtry Avenue, as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co. Minn, and now vacated, lying within a parcel described as follows:

Commencing at the intersection of the westerly line of said Corning Avenue and the westerly extension of the northerly line of Stillwater Avenue (now Ames Avenue) as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co Minn; thence on an assumed bearing of North 13 degrees 50 minutes 09 seconds West along said westerly line of Corning Avenue, a distance of 254.01 feet to the point of beginning of the parcel to be described; thence South 69 degrees 55 minutes 31 seconds East a distance of 33.58 feet; thence North 14 degrees 42 minutes 02 seconds West a distance of 154.16 feet; thence North 75 degrees 33 minutes 14 seconds East a distance of 36.92 feet; thence North 14 degrees 22 minutes 35 seconds West a distance of 305.46 feet; thence South 75 degrees 45 minutes 21 seconds West to the northerly extension of said westerly line of Corning Avenue; thence southerly along said northerly extension to the point of beginning.

ALSO

That part of said Corning Avenue described as follows:

Commencing at the intersection of the westerly line of said Corning Avenue and the westerly extension of the northerly line of Stillwater Avenue (now Ames Avenue) as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co Minn; thence on an assumed bearing of North 13 degrees 50 minutes 09 seconds West along said westerly line of Corning Avenue, a distance of 254.01 feet to the point of beginning of the parcel to be described; thence South 69 degrees 55 minutes 31 seconds East a distance of 16.18 feet; thence South 17 degrees 31 minutes 50 seconds East a distance of 51.52 feet; thence South 14 degrees 19 minutes 05 seconds East a distance of 21.82 feet; thence southwesterly along a tangential curve, concave to the northwest, having a radius 49.50 feet, to the westerly line of said Corning Avenue; thence northerly along said westerly line to the point of beginning.

and

Property 2

The portion of the adjacent Johnson Pkwy right-of-way, being more particularly described as:

That part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 29, Range 22, Ramsey County, Minnesota, those parts of Lots 1 through 13, Corning's Addition to the City of St. Paul Ramsey Co Minn, according to the recorded plat thereof, Ramsey County, Minnesota, and those parts of Corning Avenue and Langtry Avenue, as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co. Minn, and now vacated, lying within a parcel described as follows:

Commencing at the intersection of the westerly line of said Corning Avenue and the westerly extension of the northerly line of Stillwater Avenue (now Ames Avenue) as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co Minn; thence on an assumed bearing of North 13 degrees 50 minutes 09 seconds West along said westerly line of Corning Avenue, a distance of 254.01 feet; thence South 69 degrees 55 minutes 31 seconds East 33.58 feet; thence North 14 degrees 42 minutes 02 seconds West 57.75 feet to the point of beginning of land to be described; thence continuing North 14 degrees 42 minutes 02 seconds West 96.41 feet; thence North 75 degrees 33 minutes 14 seconds East 36.92 feet; thence North 14 degrees 22 minutes 35 seconds West 305.46 feet; thence South 75 degrees 45 minutes 21 seconds West 59.58 feet to the northerly extension of said westerly line of Corning Avenue; thence North 13 degrees 50 minutes 09 seconds West along said northerly extension a distance of 163.94 feet; thence North 75 degrees 34 minutes 46 seconds East 85.08 feet; thence South 14 degrees 25 minutes 14 seconds East 27.00 feet; thence North 75 degrees 34 minutes 46 seconds East 20.00 feet; thence South 14 degrees 25 minutes 14 seconds East 472.00 feet; thence South 75 degrees 34 minutes 46 seconds West 20.00 feet; thence South 14 degrees 25 minutes 14 seconds East 45.42 feet; thence South 30 degrees 02 minutes 32 seconds West 30.24 feet; thence South 75 degrees 34 minutes 46 seconds West 42.68 feet to the point of beginning.

both be and are hereby rezoned from R2 to IT.

Section 2.

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