



## Legislation Text

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

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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.