



## Legislation Details (With Text)

**File #:** Ord 12-52      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**In control:** City Council

**Final action:** 9/26/2012

**Title:** Amending the Zoning Map of the City of Saint Paul as recommended in the Near East Side Roadmap and Zoning Study.

**Sponsors:** Kathy Lantry, Dan Bostrom

**Indexes:**

**Code sections:**

**Attachments:** 1. City Council Memo.pdf, 2. Near Eastside Roadmap PC Resolution.pdf, 3. Draft Near East Side Roadmap.pdf, 4. Rezoning Rationale.pdf, 5. Neal email.pdf

Date	Ver.	Action By	Action	Result
10/2/2012	1	Mayor's Office	Signed	
9/26/2012	1	City Council	Adopted	Pass
9/19/2012	1	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
9/12/2012	1	City Council	Laid Over to Third Reading/Public Hearing	
9/5/2012	1	City Council	Laid Over to Second Reading	

Amending the Zoning Map of the City of Saint Paul as recommended in the Near East Side Roadmap and Zoning Study.

### STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS on November 19, 2010 the Planning Commission initiated a small area plan and 40-acre zoning study for property along E 7th Street in Districts 4 and 5 and established a neighborhood task force ("Task Force") to develop a plan and study, and make recommendations regarding their adoption; and

WHEREAS, the area of the study includes all parcels within 150 feet of East Seventh Street between Maria and Johnson Parkway, as well as the areas known as the Brewery Neighborhood, Phalen-Atlantic Triangle and Beacon Bluff, for a total study area in excess of forty 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, 2012, following a duly noticed public hearing the Planning Commission, recommended adoption of the *Near East Side Roadmap* as an addendum to the Saint Paul Comprehensive Plan, and the rezoning of a number of parcels in the study area in accordance with and related to the objectives, strategies, and recommendations in the *Near East Side Roadmap* and 40-acre Zoning Study, and to the overall needs of the community as documented in the plan; and

WHEREAS, on September 19, 2012, following a duly noticed public hearing conducted before the Saint Paul

City Council at which all interested parties were afforded the opportunity to be heard, the Council considered the recommendations, facts, and testimony regarding the proposed zoning amendments, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes Section 462.357;

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN

**SECTION 1**

That the Zoning Map of Saint Paul, incorporated by reference in Leg. Code 60.303, is hereby amended as follows:

**Rezone from RT1 to B2**

PIN 322922130050 407 BATES AVE

**Rezone from B3 to IR**

PIN 282922430119 1066 7TH ST E  
PIN 282922430118 1072 7TH ST E  
PIN 282922430117 Unaddressed property between 1072 and 1080 7TH ST E  
PIN 282922430116 1080 7TH ST E  
PIN 282922430115 1082 7TH ST E  
PIN 282922430114 1090 7TH ST E  
PIN 282922430013 1120 7TH ST E  
PIN 282922430012 1124 7TH ST E  
PIN 282922430011 1130 7TH ST E  
PIN 282922430010 1144 7TH ST E  
PIN 282922430009 1146 7TH ST E  
PIN 282922430008 1150 7TH ST E  
PIN 282922430007 1156 7TH ST E  
PIN 282922430006 1158 7TH ST E  
PIN 282922430005 1160 7TH ST E

**Rezone from I1 to IR**

PIN 292922440090 721 ARCADE ST  
PIN 292922440087 779 MINNEHAHA AV  
PIN 292922440088 783 MINNEHAHA AV  
PIN 292922440089 789 MINNEHAHA AV  
PIN292922440086 782 REANEY AVE  
PIN 292922440085 786 REANEY AVE  
PIN 292922440084 790 REANEY AVE  
PIN 292922440083 794 REANEY AVE

**Rezone from I1 to T1**

PIN 282922410069 858 Duluth St  
PIN 282922410070 862 Duluth St  
PIN 282922410071 866 Duluth St  
PIN 282922410072 868 Duluth St  
PIN 282922410064 857 Newcombe St  
PIN 282922410050 858 Newcombe St  
PIN 282922410063 861 Newcombe St  
PIN 282922410051 862 Newcombe St  
PIN 282922410062 865 Newcombe St  
PIN 282922410052 870 Newcombe St  
PIN 282922410079 873 Newcombe St

PIN 282922410053 874 Newcombe St  
PIN 282922410054 880 Newcombe St

**Rezone from OS to T1**

PIN 282922440097 1236 7TH ST E

**Rezone from RT1 to T1**

PIN 282922440102 1212 7TH ST E  
PIN 282922440101 1214 7TH ST E  
PIN 282922410048 1215 7TH ST E  
PIN 282922440100 1216 7TH ST E  
PIN 282922410047 1221 7TH ST E  
PIN 282922410046 1225 7TH ST E  
PIN 282922440099 1226 7TH ST E  
PIN 282922410045 1229 7TH ST E  
PIN 282922440098 1232 7TH ST E  
PIN 282922410044 1233 7TH ST E  
PIN 282922410043 1237 7TH ST E  
PIN 282922410027 1239 7TH ST E  
PIN 282922440016 1242 7TH ST E  
PIN 282922410026 1245 7TH ST E  
PIN 282922440015 1246 7TH ST E  
PIN 282922440014 1252 7TH ST E  
PIN 282922410025 1253 7TH ST E  
PIN 282922440013 1256 7TH ST E  
PIN 282922410024 1257 7TH ST E  
PIN 282922440012 1260 7TH ST E  
PIN 282922410023 1261 7TH ST E  
PIN 282922440011 1266 7TH ST E  
PIN 282922410090 1271 7TH ST E  
PIN 282922410014 1273 7TH ST E  
PIN 282922410013 1277 7TH ST E

**Rezone from B2 to T2**

PIN 322922130023 695 7TH ST E  
PIN 322922130101 699 7TH ST E  
PIN 322922130020 705 7TH ST E  
PIN 322922110024 770 MINNEHAHA AV  
PIN 322922110025 800 MINNEHAHA AV

**Rezone from B3 to T2**

PIN 322922110101 746 7TH ST E  
PIN 322922110113 750 7TH ST E  
PIN 322922110099 754 7TH ST E  
PIN 322922110083 762 7TH ST E  
PIN 322922110053 769 7TH ST E  
PIN 322922110082 770 7TH ST E  
PIN 322922110052 771 7TH ST E  
PIN 322922110051 775 7TH ST E  
PIN 322922110081 776 7TH ST E  
PIN 322922110050 777 7TH ST E  
PIN 322922110080 778 7TH ST E  
PIN 322922110049 779 7TH ST E

PIN 322922110048 781 7TH ST E  
PIN 322922110079 782 7TH ST E  
PIN 282922340115 944 7TH ST E  
PIN 282922340114 962 7TH ST E  
PIN 282922430113 1092 7TH ST E  
PIN282922430112 1098 7TH ST E  
PIN 282922430111 1104 7TH ST E  
PN 282922430110 1106 7TH ST E  
PIN 282922430109 1114 7TH ST E  
PIN 282922430004 1164 7TH ST E  
PIN 282922430003 1166 7TH ST E  
PIN 282922430002 1170 7TH ST E  
PIN 282922430001 1174 7TH ST E  
PIN 282922410068 1179 7TH ST E  
PIN 282922440110 1180 7TH ST E  
PIN 282922440109 1184 7TH ST E  
PIN 282922440215 1186 7TH ST E  
PIN 282922410067 1191 7TH ST E  
PIN 282922440106 1192 7TH ST E  
PIN 282922410066 1195 7TH ST E  
PIN 282922440105 1196 7TH ST E  
PIN 282922410065 1199 7TH ST E  
PIN 282922440104 1204 7TH ST E  
PIN 282922440103 1210 7TH ST E  
PIN 282922410049 1211 7TH ST E  
PIN 282922440004 1270 7TH ST E  
PIN 282922440003 1276 7TH ST E  
PIN 282922440002 1282 7TH ST E  
PIN 322922110021 760 MINNEHAHA AV  
PIN 322922110022 764 MINNEHAHA AV  
PIN 322922110023 768 MINNEHAHA AV  
PIN 332922220010 888 MINNEHAHA AV  
PIN 282922340113 970 BUSH AVE  
PIN 282922340112 974 BUSH AVE  
PIN 282922340111 976 BUSH AVE  
PIN 282922340110 980 BUSH AVE  
PIN 282922340109 988 BUSH AVE  
PIN 282922340108 996 BUSH AVE  
PIN 332922220011 716 MENDOTA ST  
PIN 282922330005 751 FOREST ST  
PIN 282922440001 835 JOHNSON PKWY

**Rezone from I2 to T2**

PIN 282922340127 943 7TH ST E  
PIN 282922340126 949 7TH ST E  
PIN 282922340125 957 7TH ST E  
PIN 282922340124 959 7TH ST E  
PIN 322922110001 711 HOPE ST  
PIN 322922110002 715 HOPE ST  
PIN 322922110003 717 HOPE ST

**Rezone from R4 to T2**

PIN 292922430060 649 REANEY AVE

PIN 292922430061 651 REANEY AVE  
PIN 292922430062 653 REANEY AVE  
PIN 292922430063 655 REANEY AVE  
PIN 292922430114 658 REANEY AVE

**Rezone from RM2 to T2**

PIN 322922110111 696 DELLWOOD PLACE

**Rezone from RT1 to T2**

PIN 322922130034 406 BATES AVE  
PIN 322922130033 412 BATES AVE  
PIN 282922340107 998 BUSH AVE

**Rezone from VP to T2**

PIN 282922340024 1003 BUSH AVE

**SECTION 2**

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