



## Legislation Details (With Text)

**File #:** Ord 15-13      **Version:** 2

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

**In control:** City Council

**Final action:** 4/22/2015

**Title:** Repealing Legislative Code Chap. 67, Art. III, pertaining to the Shepard Davern Commercial and Residential Redevelopment Overlay District as recommended in the Shepard Davern Area Zoning Study adopted on January 28, 2015.

**Sponsors:** Chris Tolbert

**Indexes:** Rezoning

**Code sections:** 67.300 - SD Shepard Davern Commercial and Residential Redevelopment Overlay District

**Attachments:**

Date	Ver.	Action By	Action	Result
4/24/2015	2	Mayor's Office	Signed	
4/22/2015	2	City Council	Adopted	Pass
4/15/2015	2	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
4/1/2015	2	City Council	Laid Over to Third Reading/Public Hearing	
3/25/2015	2	City Council	Laid Over to Second Reading	

Repealing Legislative Code Chap. 67, Art. III, pertaining to the Shepard Davern Commercial and Residential Redevelopment Overlay District as recommended in the Shepard Davern Area Zoning Study adopted on January 28, 2015.

WHEREAS, in December 2012, the Saint Paul Planning Commission initiated the Shepard Davern Area Zoning Study, which considered mixed use zoning to replace the existing zoning and Shepard Davern overlay districts, which were adopted in 1999; and

WHEREAS, on November 14, 2014, following a lengthy study, the Planning Commission, recommended that the Council of the City of Saint Paul adopt the rezoning recommendations contained in the November 7, 2014 Shepard Davern Area Zoning Study Report, which included a recommendation to eliminate the two Shepard Davern overlay zoning districts presently codified under Leg. Code Chap. 67, Article III and replace them with traditional neighborhood mixed use zoning ("T zoning") classification which supported the Comprehensive Plan's intent to treat the study area as a "Mixed Use Corridor" and the adopted 2007 Highland Plan Summary to consider the area for T zoning as it approximates the mix of uses and design standards already included under the overlay districts and thereby maintained the intent that the area support a range of residential, business, and office uses; and

WHEREAS, on January 28, 2015, the Saint Paul City Council adopted Ordinance 15-1 which contained the rezoning recommended for the area in the November 7, 2014 Shepard Davern Area Zoning Study Report; and WHEREAS, following the adoption of Ordinance 15-1, zoning staff realized that the ordinance, as adopted, did not include a section repealing the overlay zoning districts codified under Leg. Code Chap. 67, Article III as those sections would no longer be necessary in light of the new zoning regulations adopted in the ordinance; and

WHEREAS, it is the purpose of this ordinance to repeal the overlay zoning districts codified under Leg. Code Chap. 67, Article III, as recommended by the Planning Commission in its November 7, 2014 Shepard Davern

Area Zoning Study Report and as intended by the City Council in adopting Ordinance 15-1; NOW, THEREFORE,  
THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

**Section 1.**

For the reasons set forth above, Saint Paul Legislative Code, Chap. 67, Article III, §§ 67.301, .302, and .303 are repealed, and that reference to the Shepard Davern Overlay districts is removed from § 60.301 Zoning Districts Established, subsection (g) Overlay districts.

**Section 2.**

It is the intent of the City Council that all zoning applications received during the interim period following the effective date of Ordinance 15-1 and the effective date of this repealing ordinance shall be evaluated as applicable under the zoning regulations adopted in Ordinance 15-1.

**Section 3.**

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

**Section 4.**

It is the intent of the City Council that the Municipal Code Corporation hold Legislative Code Chapter 67, Article III in reserve for possible future use.