



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Legislation Details (With Text)

File #: Ord 18-49 **Version:** 2
Type: Ordinance **Status:** Passed
In control: City Council
Final action: 10/24/2018

Title: Amending the zoning map as recommended in the West Marshall Avenue Zoning Study.

Sponsors: Samantha Henningson, Dai Thao

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/31/2018	2	Mayor's Office	Signed	
10/24/2018	2	City Council	Adopted As Amended	Pass
10/17/2018	2	City Council	Amended and Laid Over for Final Adoption	Pass
10/3/2018	1	City Council	Laid Over to Public Hearing	Pass
9/26/2018	1	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
9/19/2018	1	City Council	Continue Public Hearing	Pass
9/12/2018	1	City Council	Laid Over to Third Reading/Public Hearing	
9/5/2018	1	City Council	Laid Over to Second Reading	

Amending the zoning map as recommended in the West Marshall Avenue Zoning Study.

STATEMENT OF FINDINGS BY THE CITY COUNCIL

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul City Council, with Resolution 17-1713, on October 18, 2017, initiated the West Marshall Avenue Zoning Study for property along Marshall Avenue from the Mississippi River to Hamline Avenue; and

WHEREAS, the study area includes all parcels with frontage along Marshall Avenue and those parcels added to the study area by the Planning Commission in its Resolutions 18-35 and 18-62 for a total study area in excess of 40 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, 2018, following a duly noticed public hearing that was held on June 29, 2018, the Planning Commission recommended the rezoning of a number of parcels in the study area in accordance with and related to the West Marshall Avenue Zoning Study and to the overall needs of the community as documented in the study dated July 25, 2018; and

WHEREAS, on September 19, 2018, following a duly noticed public hearing before the City Council where all interested parties were afforded the opportunity to be heard, the Council considered all the facts, recommendations, and testimony regarding 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 the Zoning Map of Saint Paul, incorporated in Legislative Code § 60.303, is hereby amended as follows:

Parcel ID Number Address	Existing	Rezone to	
0428232200 01	2032 Marshall Ave	B2	T2
0428232200 04	2044 Marshall Ave	B2	T3
0428232200 05	2054 Marshall Ave	B2	T3
0528231200 09	2190 Marshall Ave	B2	T3
3429233301 35	1560 Iglehart Ave	B3	IT
3429233301 36	0 Marshall Ave	B3	IT
3329233301 14	2027 Marshall Ave	B3	T2
3329233301 16	2045 Marshall Ave	B3	T2
3429233300 99	1535 Marshall Ave	I1	T3
3429233301 00	1525 Marshall Ave	I1	T3
3429233301 01	1519 Marshall Ave	I1	T3
3429233301 02	1515 Marshall Ave	I1	T3
3429233301 06	1479 Marshall Ave	I1	T3
3429233301 07	1471 Marshall Ave	I1	T3
3429233301 42	1481 Marshall Ave	I1	T3
3429233301 51	1509 Marshall Ave	I1	T3
0528231200 01	2236 Marshall Ave	OS	T2
3229234401 15	2173 Marshall Ave	R3	RM1

3229234401 16	2171 Marshall Ave	R3	RM1
3229234401 17	2163 Marshall Ave	R3	RM1
3229234401 18	2159 Marshall Ave	R3	RM1
3229234401 19	2155 Marshall Ave	R3	RM1
3229234401 20	2149 Marshall Ave	R3	RM1
3229234401 21	2143 Marshall Ave	R3	RM1
3229234401 22	2137 Marshall Ave	R3	RM1
3229234401 23	2127 Marshall Ave	R3	RM1
3229234401 24	2115 Marshall Ave	R3	RM1
3229234401 25	2111 Marshall Ave	R3	RM1
3229234401 26	2103 Marshall Ave	R3	RM1
3229234401 27	2097 Marshall Ave	R3	RM1
3229234401 28	2093 Marshall Ave	R3	RM1
3229234401 29	2089 Marshall Ave	R3	RM1
3229234401 30	2083 Marshall Ave	R3	T2
3229234401 31	2077 Marshall Ave	R3	T2
3229234401 32	2073 Marshall Ave	R3	T2
3229234401 33	2069 Marshall Ave	R3	T2
3229234401 34	2063 Marshall Ave	R3	T3
0528231100 07	2090 Marshall Ave	R4	RM1
0528231100 08	2094 Marshall Ave	R4	RM1
0528231100 09	2098 Marshall Ave	R4	RM1
0528231100 10	2100 Marshall Ave	R4	RM1
0528231100 11	2106 Marshall Ave	R4	RM1
0528231100 12	2110 Marshall Ave	R4	RM1

0528231100 13	2114 Marshall Ave	R4	RM1
0528231100 14	2118 Marshall Ave	R4	RM1
0528231100 66	2128 Marshall Ave	R4	RM1
0528231100 67	2134 Marshall Ave	R4	RM1
0528231100 68	2138 Marshall Ave	R4	RM1
0528231100 69	2142 Marshall Ave	R4	RM1
0528231100 70	2146 Marshall Ave	R4	RM1
0528231100 71	2150 Marshall Ave	R4	RM1
0528231100 72	2156 Marshall Ave	R4	RM1
0528231100 73	2158 Marshall Ave	R4	RM1
0528231100 74	2162 Marshall Ave	R4	RM1
0528231100 75	2166 Marshall Ave	R4	RM1
0528231100 65	2122 Marshall Ave	R4	RM1
0428231201 01	1756 Marshall Ave	RM2	RM1
0428231201 02	1764 Marshall Ave	RM2	RM1
0428231201 03	1768 Marshall Ave	RM2	RM1
0428231201 04	1772 Marshall Ave	RM2	RM1
0428231201 05	1778 Marshall Ave	RM2	RM1
0428231201 06	1782 Marshall Ave	RM2	RM1
0428231201 07	1786 Marshall Ave	RM2	RM1
0428231201 08	1790 Marshall Ave	RM2	RM1
0428231201 09	1794 Marshall Ave	RM2	RM1
0428231201 10	1798 Marshall Ave	RM2	RM1
0428231201 11	1802 Marshall Ave	RM2	RM1
0428232100 01	1904 Marshall Ave	RM2	RM1

0428232100 02	1910 Marshall Ave	RM2	RM1
0428232100 03	1920 Marshall Ave	RM2	RM1
0428232100 04	1926 Marshall Ave	RM2	RM1
0428232100 10	1852 Marshall Ave	RM2	RM1
0428232100 11	1856 Marshall Ave	RM2	RM1
0428232100 12	1864 Marshall Ave	RM2	RM1
0428232100 13	1866 Marshall Ave	RM2	RM1
0428232100 14	1872 Marshall Ave	RM2	RM1
0428232100 15	1880 Marshall Ave	RM2	RM1
0428232100 16	1894 Marshall Ave	RM2	RM1
0428232100 17	1898 Marshall Ave	RM2	RM1
0428232100 18	224 Howell St N	RM2	RM1
0428232100 30	1836 Marshall Ave	RM2	RM1
0428232100 31	1840 Marshall Ave	RM2	RM1
0428232100 32	1846 Marshall Ave	RM2	RM1
0428232200 12	1984 Marshall Ave	RM2	RM1
0428232200 13	1990 Marshall Ave	RM2	RM1
0428232200 14	1996 Marshall Ave	RM2	RM1
0428232200 15	2000 Marshall Ave	RM2	RM1
0428232200 16	2006 Marshall Ave	RM2	RM1
0428232200 17	2010 Marshall Ave	RM2	RM1
0428232200 18	2016 Marshall Ave	RM2	RM1
0428232200 19	226 Wilder St N	RM2	RM1
0428232200 25	1964 Marshall Ave	RM2	RM1
0428232200 26	1968 Marshall Ave	RM2	RM1

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0428232200 27	1974 Marshall Ave	RM2	RM1
0428232200 28	1980 Marshall Ave	RM2	RM1
3329233300 14	1954 Iglehart Ave	RM2	RM1
3329233300 23	1969 Marshall Ave	RM2	RM1
3329233300 24	1963 Marshall Ave	RM2	RM1
3329233300 58	2017 Marshall Ave	RM2	RM1
3329233300 59	2013 Marshall Ave	RM2	RM1
3329233300 60	2005 Marshall Ave	RM2	RM1
3329233300 61	1999 Marshall Ave	RM2	RM1
3329233300 62	1995 Marshall Ave	RM2	RM1
3329233300 63	1991 Marshall Ave	RM2	RM1
3329233300 64	1985 Marshall Ave	RM2	RM1
3329233400 95	1899 Marshall Ave	RM2	RM1
3329233400 96	1893 Marshall Ave	RM2	RM1
3329233400 97	1885 Marshall Ave	RM2	RM1
3329233400 98	1879 Marshall Ave	RM2	RM1
3329233400 99	1873 Marshall Ave	RM2	RM1
3329233401 00	1869 Marshall Ave	RM2	RM1
3329233401 01	1863 Marshall Ave	RM2	RM1
3329233401 02	1853 Marshall Ave	RM2	RM1
3329233401 23	1940 Iglehart Ave	RM2	RM1
3329233401 25	1925 Marshall Ave	RM2	RM1
3329233401 26	1921 Marshall Ave	RM2	RM1
3329233401 27	1915 Marshall Ave	RM2	RM1
3329233401 28	1907 Marshall Ave	RM2	RM1

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3329234300 88	1809 Marshall Ave	RM2	RM1
3329234300 89	1805 Marshall Ave	RM2	RM1
3329234300 90	1801 Marshall Ave	RM2	RM1
3329234300 91	1797 Marshall Ave	RM2	RM1
3329234300 92	1793 Marshall Ave	RM2	RM1
3329234300 93	1785 Marshall Ave	RM2	RM1
3329234300 94	1783 Marshall Ave	RM2	RM1
3329234300 95	1777 Marshall Ave	RM2	RM1
3329234300 96	1775 Marshall Ave	RM2	RM1
3329234300 97	1769 Marshall Ave	RM2	RM1
3329234300 98	1765 Marshall Ave	RM2	RM1
3329234300 99	1759 Marshall Ave	RM2	RM1
0428231201 12	1806 Marshall Ave	RM2	T1
0428231201 13	1810 Marshall Ave	RM2	T1
0428231201 14	1814 Marshall Ave	RM2	T1
0428231201 15	224 Fairview Ave N	RM2	T1
0428232100 05	1940 Marshall Ave	RM2	T1
0428232100 29	1824 Marshall Ave	RM2	T1
0428232200 24	1954 Marshall Ave	RM2	T1
0528231100 01	2062 Marshall Ave	RM2	T1
0528231100 02	2070 Marshall Ave	RM2	T1
0528231100 03	2074 Marshall Ave	RM2	T1
0528231100 04	2078 Marshall Ave	RM2	T1
0528231100 05	2082 Marshall Ave	RM2	T1
0528231100 06	2086 Marshall Ave	RM2	T1

06			
3329233300 25	1955 Marshall Ave	RM2	T1
3329233400 32	1849 Marshall Ave	RM2	T1
3329233401 24	1939 Marshall Ave	RM2	T1
3329233401 31	1831 Marshall Ave	RM2	T1
3329234301 13		RM2	T1
0528231200 02	2226 Marshall Ave	RM2	T2
0528231200 03	2222 Marshall Ave	RM2	T2
0528231200 04	2214 Marshall Ave	RM2	T2
0528231200 67	235 Exeter Pl	RM2	T2
0528231200 68	234 Montrose Pl	RM2	T2
0528231201 18	2294 Marshall Ave	RM2	T2
0528232100 01	234 Mississippi River Blvd N	RM2	T2
0528232100 27	2338 Marshall Ave	RM2	T2
3329234400 66	1627 Marshall Ave	RM2	T2
3329234400 67	1621 Marshall Ave	RM2	T2
3329234400 68	1617 Marshall Ave	RM2	T2
3329234400 69	0 Iglehart Ave	RM2	T2
3329234400 70	1615 Marshall Ave	RM2	T2
3329234400 71	1609 Marshall Ave	RM2	T2
3329234400 72	1605 Marshall Ave	RM2	T2
3329234401 16	266 Fry St	RM2	T2
0528231200 07	2202 Marshall Ave	RM2	T3
0528231200 08	2194 Marshall Ave	RM2	T3
0528231201 40	2210 Marshall Ave	RM2	T3
3329234400	0 Marshall Ave	RM2	T3

73			
0428231100 69	1664 Marshall Ave	RT1	RM1
0428231100 70	1660 Marshall Ave	RT1	RM1
0428231100 71	1656 Marshall Ave	RT1	RM1
0428231100 72	1652 Marshall Ave	RT1	RM1
0428231100 73	1648 Marshall Ave	RT1	RM1
0428231100 74	1642 Marshall Ave	RT1	RM1
0428231100 75	1638 Marshall Ave	RT1	RM1
0428231100 76	1634 Marshall Ave	RT1	RM1
0428231100 77	1630 Marshall Ave	RT1	RM1
0428231101 37	1698 Marshall Ave	RT1	RM1
0428231101 38	1690 Marshall Ave	RT1	RM1
0428231101 39	1688 Marshall Ave	RT1	RM1
0428231101 40	1684 Marshall Ave	RT1	RM1
0428231101 41	1680 Marshall Ave	RT1	RM1
0428231101 42	1676 Marshall Ave	RT1	RM1
0428231101 43	1670 Marshall Ave	RT1	RM1
0428231200 01	1724 Marshall Ave	RT1	RM1
0428231200 02	1720 Marshall Ave	RT1	RM1
0428231200 03	1716 Marshall Ave	RT1	RM1
0428231200 04	1712 Marshall Ave	RT1	RM1
0428231200 05	1708 Marshall Ave	RT1	RM1
0428231200 06	1700 Marshall Ave	RT1	RM1
0428231200 51	1730 Marshall Ave	RT1	RM1
0428231200 52	1736 Marshall Ave	RT1	RM1
0428231200	1740 Marshall Ave	RT1	RM1

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0428231200 54	1744 Marshall Ave	RT1	RM1
0428231200 55	1748 Marshall Ave	RT1	RM1
0428231200 56	1754 Marshall Ave	RT1	RM1
3329234300 56	1727 Marshall Ave	RT1	RM1
3329234300 57	1723 Marshall Ave	RT1	RM1
3329234300 58	1717 Marshall Ave	RT1	RM1
3329234300 59	1711 Marshall Ave	RT1	RM1
3329234300 60	1703 Marshall Ave	RT1	RM1
3329234300 68	1747 Marshall Ave	RT1	RM1
3329234300 69	1743 Marshall Ave	RT1	RM1
3329234300 70	1739 Marshall Ave	RT1	RM1
3329234300 71	1735 Marshall Ave	RT1	RM1
3329234300 72	1731 Marshall Ave	RT1	RM1
3329234301 06	1753 Marshall Ave 1	RT1	RM1
3329234301 07	1753 Marshall Ave 2	RT1	RM1
3329234301 08	1753 Marshall Ave 3	RT1	RM1
3329234301 09	1753 Marshall Ave 4	RT1	RM1
3329234301 10	1753 Marshall Ave 5	RT1	RM1
3329234301 11	254 Wheeler St N 1	RT1	RM1
3329234301 12	254 Wheeler St N 2	RT1	RM1
3329234400 86	1665 Marshall Ave	RT1	RM1
3329234400 87	1661 Marshall Ave	RT1	RM1
3329234400 88	1657 Marshall Ave	RT1	RM1
3329234400 89	1651 Marshall Ave	RT1	RM1
3329234400	1649 Marshall Ave	RT1	RM1

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3329234400 91	1641 Marshall Ave	RT1	RM1
3329234400 92	1639 Marshall Ave	RT1	RM1
3329234400 93	1635 Marshall Ave	RT1	RM1
3329234400 94	1631 Marshall Ave	RT1	RM1
3329234401 01	1699 Marshall Ave	RT1	RM1
3329234401 02	1691 Marshall Ave	RT1	RM1
3329234401 03	1689 Marshall Ave	RT1	RM1
3329234401 04	1683 Marshall Ave	RT1	RM1
3329234401 05	1677 Marshall Ave	RT1	RM1
3329234401 06	1671 Marshall Ave	RT1	RM1
0328232100 01	235 Hamline Ave N	RT1	T1
0328232100 09	199 Hamline Ave N	RT1	T1
0328232100 10	0 Hamline Ave N	RT1	T1
0328232100 11	0 Hamline Ave N	RT1	T1
0328232100 12	187 Hamline Ave N	RT1	T1
0328232100 13	1347 Selby Ave	RT1	T1
0328232100 16	0 Selby Ave	RT1	T1
0328232100 17	0 Selby Ave	RT1	T1
0328232100 18	1397 Selby Ave	RT1	T1
0328232100 81	0 Selby Ave	RT1	T1
0428232200 02	225 Wilder St N	RT1	T2
0428231100 08	1619 Dayton Ave	T1	T2
0428232200 03	2034 Marshall Ave	T2	T3
0528231200 10	2180 Marshall Ave	T2	T3

SECTION 2

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