Legislation Details (With Text)

File #:	Ord 11-96 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
		In control:	City Council
		Final action:	9/28/2011

Title: Amending Legislative Code § 67.303(c)(2), pertaining to building regulations in the Shepard Davern residential redevelopment overlay district, by reducing the minimum site size development requirement to one acre, for the purpose of making the residential site size requirement consistent with the site size requirement for the Shepard Davern commercial overlay district under Leg. Code § 67.302(e)(1)(b).

Sponsors: Pat Harris

Indexes:

Code sections:

Attachments: 1. ShepardDaven67.300 orig.pdf, 2. ShepardDavernMemoNeighbhd.pdf, 3. ShepardDavernPlan Summary.pdf, 4. ShepardDavernResOverlyAmend.pdf, 5. Highland Dist Cncl Res 9-12-11.pdf, 6. Statement of Legislative Intent 9-28-11.pdf

Date	Ver.	Action By	Action	Result
9/28/2011	1	Mayor's Office	Signed	
9/28/2011	1	City Council	Adopted	Pass
9/21/2011	1	City Council		
9/21/2011	1	City Council	Public Hearing Closed; Laid Over to Fourth Reading/Final Adoption	Pass
9/7/2011	1	City Council	Laid Over to Third Reading/Public Hearing	
8/24/2011	1	City Council	Laid Over to Second Reading	Pass

Amending Legislative Code § 67.303(c)(2), pertaining to building regulations in the Shepard Davern residential redevelopment overlay district, by reducing the minimum site size development requirement to one acre, for the purpose of making the residential site size requirement consistent with the site size requirement for the Shepard Davern commercial overlay district under Leg. Code § 67.302(e)(1)(b).

Statement of Legislative Intent. Pursuant to Minn. Stat. § 462.357, Subd.2(b), the Council of the City of Saint Paul desires to amend a zoning ordinance for the purpose of encouraging residential development opportunities in the Shepard Davern residential overlay district. Accordingly, the Council, following the procedure for adopting ordinances under section 6.05 of the City Charter, hereby initiates the following amendment to the zoning code and refers the same to the planning commission in order that the commission may study, report, and prepare a recommendation regarding the proposed amendment to the Council in conformance with Minn. Stat. § 462.357, Subd.4.

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

Section 1.

That Leg. Code § 67.303(c), entitled "building regulations," is hereby amended to read as follows:

(c) *Building regulations*. The following building regulations shall pertain to the SDR Shepard Davern residential redevelopment overlay district.

(1) Building heights shall be limited to six (6) stories but not exceed sixty-five (65) feet outside the river corridor zone.

(2) Minimum site size shall be ~~two~~ one ~~(2)~~ (1) acre~~s~~.

(3) The total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel in square feet, divided by five hundred twenty five (525).

(4) The maximum percent of a lot occupied by main building shall be forty-five (45) percent.

(5) All buildings shall have at least one (1) prominent pedestrian entry oriented to the parkway or street.

(6) Building design and materials shall enhance the historic character of this area of the city, with appropriate relationships to Fort Snelling and Fort Road (W 7th), as follows:

a. A cornice or material trim line shall be established defining the building base as approximately the first floor;

b. A cornice line or eave line shall be established defining the top of the building;

c. The building base shall be faced in stone, masonry, or a material equal or better in quality;

d. The building's exterior primary building material shall be faced in durable, maintainable materials in keeping with the character of the existing residential areas; materials such as unfinished concrete, concrete blocks, corrugated or sheet metal, wood composite materials, tile panels and reflective materials are prohibited;

e. Buildings shall avoid blank street walls.

f. Where possible the first floor facade facing a public street shall have windows or doors of clear or lightly tinted glass that allows views into and out of the building; highly reflective glass is prohibited.

g. Trash receptacles and service areas or entries shall be screened with the same materials used on the building exterior.

h. Chain link and barb wire fencing is prohibited.

Section 2.

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

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