



## Legislation Text

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**File #:** Ord 13-7, **Version:** 1

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Memorializing City Council action granting the application of Episcopal Corporation for the Elderly for the rezoning of 502 Lynnhurst Avenue East from RM2 Multi-Family Residential to T3 Traditional Neighborhood, and amending Chapter 60 of the Saint Paul Legislative Code pertaining to the Saint Paul zoning map. (Public hearing held July 18, 2012)

WHEREAS, Pursuant to Minnesota Statutes §462.357 and § 61.800 of the Legislative Code, Episcopal Corporation for the Elderly, in Zoning File # 12-055-314, duly petitioned to rezone 502 Lynnhurst Ave E, being legally described as follows:

All that part of Lots 181 through 193, Hinkel's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 87 and 88, Union Park, and the vacated Alleys, as dedicated in said Union Park, bounded and described as follows: Beginning at the southwest corner of said Lot 87; thence Northwesterly, along the westerly line of said Lot 87, and its extension, to the intersection with the southwesterly extension of the westerly line of said Lot 193; thence Northeasterly, along said extension, and the westerly line of said Lot 193, a distance of 145.92 feet to the northwesterly corner of said Lot 193; thence Southeasterly, along the northerly line of said Hinkel's 3rd Amendment to Union Park, a distance of 322.41 feet to the northeast corner of said Lot 181; thence Southerly, along the east line of said Lot 181, a distance of 85.00 feet; thence continue along said east line of Lot 181 21.68 feet along a tangential curve concave to the east, said curve has a central angle of 7 degrees 14 minutes 01 seconds and a radius of 171.74 feet; thence Northwesterly not tangent to the last described curve, a distance of 159.58 feet, to a point on the east line of said Lot 87, distant 22.81 feet north of the southeast corner thereof; thence Southerly, along the east line of said Lots 87, and 88, a distance of 33.81 feet; thence Northwesterly, a distance of 146.61 feet to said point of beginning, PIN 332923240067,

from RM2 Multi-Family Residential to T3 Traditional Neighborhood; the petition having been certified by the Planning Division on May 8, 2012, as having been consented to by at least 67 percent of the owners of the area to be rezoned, and further having been consented to by at least two-thirds of the owners of the property situated within 100 feet of the total contiguous property within one year preceding the date of the petition; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on June 7, 2012, for the purpose of considering the rezoning petition, and pursuant to §107.03 of the Administrative Code, submitted its recommendation to the Planning Commission for approval; and

WHEREAS, the Planning Commission considered the rezoning petition at its meeting held on June 15, 2012, and recommended approval to the City Council; and

WHEREAS, notice of public hearing before the City Council on said rezoning petition was duly published in the official newspaper of the City on June 28, 2012, and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the property sought to be rezoned; and

WHEREAS, a public hearing before the City Council having been conducted on July 18, 2012, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the petition; now, therefore

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

## SECTION 1

That the zoning map of the City of Saint Paul as incorporated by reference in § 60.303 of the Saint Paul Legislative Code, as amended, is hereby further amended as follows:

That the property at 502 Lynnhurst Ave E, being more particularly described as:

All that part of Lots 181 through 193, Hinkel's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 87 and 88, Union Park, and the vacated Alleys, as dedicated in said Union Park, bounded and described as follows: Beginning at the southwest corner of said Lot 87; thence Northwesterly, along the westerly line of said Lot 87, and its extension, to the intersection with the southwesterly extension of the westerly line of said Lot 193; thence Northeasterly, along said extension, and the westerly line of said Lot 193, a distance of 145.92 feet to the northwesterly corner of said Lot 193; thence Southeasterly, along the northerly line of said Hinkel's 3rd Amendment to Union Park, a distance of 322.41 feet to the northeast corner of said Lot 181; thence Southerly, along the east line of said Lot 181, a distance of 85.00 feet; thence continue along said east line of Lot 181 21.68 feet along a tangential curve concave to the east, said curve has a central angle of 7 degrees 14 minutes 01 seconds and a radius of 171.74 feet; thence Northwesterly not tangent to the last described curve, a distance of 159.58 feet, to a point on the east line of said Lot 87, distant 22.81 feet north of the southeast corner thereof; thence Southerly, along the east line of said Lots 87, and 88, a distance of 33.81 feet; thence Northwesterly, a distance of 146.61 feet to said point of beginning

be and is hereby rezoned from RM2 to T3.

## SECTION 2 (or last section which ever is latter)

This Ordinance shall take effect and be in force thirty (30) days following its passage, approval and publication.