



## Legislation Text

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**File #:** Ord 11-75, **Version:** 1

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Amending the Zoning Map as recommended in the District 9 Commercial Zoning Study.

WHEREAS, on October 27, 2010, the Saint Paul City Council passed a resolution (CF #10-1165) requesting that the Planning Commission "undertake a zoning study to assess whether the B3 zoning classification of said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the District 9 Area Plan's Jobs and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives;" and

WHEREAS, the study area boundaries were generally identified as Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7<sup>th</sup> and Smith on the west; and

WHEREAS, at the same time, the City Council placed a one-year moratorium on the issuance of zoning and building permits or approvals in the study area (CF #11-5); and

WHEREAS, the zoning study and moratorium exempted parcels zoned RT1, RT2, RM1 and RM2 within the larger study area; and

WHEREAS, the Planning Commission determined that the number of real estate descriptions affected by the proposed zoning amendments renders obtaining written consent impractical; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2011; and

WHEREAS, the Planning Commission concluded that T2 zoning will allow for a concentration of retail businesses at key nodes and higher-density residential use between nodes, and will provide design guidelines that address the key design goals of the Fort Road Design Guidelines - strategies called for in the *District 9 Area Plan*; and

WHEREAS, on August 5, 2011, the Planning Commission recommended rezoning of the B2 Community Business, B3 General Business and VP Vehicular Parking parcels within the District 9 Commercial Zoning Study area to T2 Traditional Neighborhood (see Attachment A, parcel chart, and Attachment B, new zoning map); and

WHEREAS, the Planning Commission also requested that PED staff continue to work with neighborhood, business and District 9 representatives and property owners to explore the best way to "codify" design guidelines for this section of Grand/Ramsey and W. 7<sup>th</sup> streets; and

WHEREAS, a public hearing before the City Council was conducted on September 7, 2011, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning 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 by reference in §60.303 of the Saint Paul Legislative Code, is hereby amended as follows:

[see attachment B]

## **SECTION 2**

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