File #: Ord 11-76, **Version:** 1

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

WHEREAS, on October 27, 2010, the Saint Paul City Council requested that the Planning Commission undertake a zoning study to assess the impact of converting single-family homes into multi-family residences in an area of the District 9 Planning District described in the District 9 Area, as well as to make any recommendations regarding down-zoning or any other amendment(s) to the City's official controls which would preserve the prevailing neighborhood character; and

WHEREAS, the study area includes approximately 220 acres within District 9, bounded by Smith Avenue, I-35E, Shepard Road, and Grace Street; and

WHEREAS, the Planning Commission has 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, on August 5, 2011, the Planning Commission recommended adoption of the District 9 Zoning Study, dated July 29, 2011, and rezoning of a number of parcels in the study area (map attached); and

WHEREAS, a public hearing before the City Council having been conducted on Sept 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 A]

SECTION 2

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