
REZONING

Zoning in the City of Saint Paul regulates the use of the land, density of population, coverage of lots, and bulk of structures, and provides a means to implement the City's Comprehensive Plan. The overall objective of zoning is to promote compatibility between various land uses and to provide for an attractive and efficient community.

Section 61.801(b) of the Saint Paul Zoning Code describes the procedure to apply for a rezoning if the property owner desires a change in use or density from that permitted in the existing zone. For rezonings from residential to commercial or industrial zoning, state law requires a consent petition signed by two-thirds of the property owners within 100 feet of the parcel being rezoned.

After the application is received, Planning staff reviews the request. Some of the issues that are evaluated by the city with respect to rezoning proposals include:

- Compatibility with land use and zoning of property within the general area.
- Suitability of the property for the uses permitted under the existing zoning classification.
- The trend of development in the area of the property in question.
- Consistency with the Comprehensive Plan and the plans for the area that have been adopted by the City Council

Public hearings on rezoning requests are conducted by the Planning Commission's Zoning Committee and the City Council. The Planning Commission reviews the proposal and makes a recommendation to the City Council. The City Council makes the final decision on zone change requests.

PRE-APPLICATION CONFERENCE

If you are considering a rezoning application, you should call to schedule a pre-application conference with Department of Planning and Economic Development (PED) zoning section staff (telephone number (651) 266-6589). The PED zoning section is located on the 14th floor of the City Hall Annex at 25 West Fourth Street. Staff assistance is available from 8:00 a.m. to 4:30 p.m. each weekday.

At the pre-application conference, staff will discuss your plans to determine the most appropriate request, determine if any other zoning actions will be required (e.g., site plan review, conditional use permit), and explain the consent petition requirements. If a consent petition is required, staff can prepare a parcel map identifying all parcels within 100 feet of the property to be rezoned and generate a corresponding ownership list from Ramsey County Taxation records.

APPLICATION PROCESS

To apply for rezoning, submit the application form and fee, along with a consent petition if required, maps and plans, and any additional required material to the PED zoning section. If a consent petition is required, it will be held for seven working days, during which time any signature may be withdrawn by written request, and after which staff will check the petition to determine if it is valid. If the petition is found to be insufficient, it will be returned with a letter stating the reasons. If it is valid, the application will be processed.

The appropriate District Council will be notified of your request as required by the city's Administrative Code. You should contact the Community Organizer of the district to discuss your application. They may ask you to attend one of their meetings to explain your request. The district councils often make recommendations to the Planning Commission and to the City Council on rezonings.

PUBLIC HEARING PROCEDURES

On the date and time stated on the public notice, the Zoning Committee will conduct a public hearing on your request and any other items scheduled for the same meeting. These meetings are held in the City Council Chambers located on the third floor of the City Hall.

The Zoning Committee is an eight member subcommittee of the Planning Commission that makes recommendations to the Commission on all significant land use issues and zoning actions. The Planning Commission is composed of 21 members appointed by the Mayor and serves as an advisory body to the Mayor and City Council on planning issues. Normally the Zoning Committee and the full Planning Commission meet twice a month on alternating weeks.

You or your representative must attend the Zoning Committee hearing and be available to explain the request. Owners of property within 350 feet of the subject property and other interested persons will be allowed to testify and ask questions. After all who wish to speak have been heard, the Zoning Committee will close the public hearing and make a recommendation to the Planning Commission. Normally the Planning Commission meets the following week and makes a recommendation to the City Council. Although this meeting is not a public hearing, the meeting is open to the public. You are welcome but not required to attend.

Approximately one month after the first public hearing, the request is heard before the City Council. The City Council hearing is similar in procedure to that of the Zoning Committee hearing. The Council makes the final decision at the conclusion of the public hearing.

If the rezoning is approved, an ordinance is drafted. It will be read before the City Council four times. The ordinance is then published in the Legal Ledger. The rezoning becomes effective 30 days after its publication. If the City Council denies the rezoning, the same request cannot be made within one year from the date of the denial.