

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Comm. Dev. Dir.**  
From: **Melissa Sonnek, City Planner**  
Date: **September 28, 2020**

## **Zoning Ordinance Amendment – Lot Area per Dwelling Unit – City of West St. Paul**

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### **BACKGROUND:**

The West St. Paul City Council formally adopted the 2040 Comprehensive Plan on September 9<sup>th</sup>, 2019. Compared to the 2030 Comp Plan, where most multi-family developments (R3 and R4) were 18-21 units per acre and condos with up to 35 units per acre, the 2040 plan is slightly denser estimating an average of 20-40 units per acre.

In order to align the zoning ordinance with the 2040 Comp Plan, the zoning language must be updated to reflect this change in density. More specifics on this change can be found in the Planning Commission report dated September 15<sup>th</sup>, 2020.

### **PLANNING COMMISSION:**

The Planning Commission met in regular session to review the proposed change and held a public hearing on the item. No one from the public wished to speak on the item. The Commission voted 7-0 to recommend approval of the amendment, with one minor change in the language to further clarify the intent of the amendment.

The added change recommended by the Planning Commission is as follows –

Units per acre: ~~Lot area per dwelling unit: 5,500 sq. ft.~~

- (a) **Minimum: 20**
- (b) **Maximum: 40;**

This recommended change has been incorporated into the proposed amendment.

### **RECOMMENDATION:**

City Staff made the error of publishing the public hearing on the night of the first reading, therefore is recommending the Council continue the public hearing to the final reading on October 12<sup>th</sup> as to be consistent with other ordinance amendments.

City Staff is also requesting that the council review the proposed ordinance amendment and approve of the first reading.

### **ATTACHMENT:**

Draft Ordinance