

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Community Development Director
From: **Melissa Sonnek, City Planner**
Date: **October 12, 2020**

Zoning Ordinance Amendment – Lot Area Per Dwelling Unit – City of West St. Paul

BACKGROUND INFORMATION:

The West St. Paul City Council formally adopted the 2040 Comprehensive Plan on September 9th, 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.

City Council held a first reading on the proposed changes at the September 28th meeting and recommended approval as well as altering the language to include the word “average” in the language rather than a strict minimum and maximum number of units per acre.

STAFF RECOMMENDATION:

City Staff is recommending that the City Council hold a public hearing and approve of the final reading for the proposed ordinance amendment.

ATTACHMENT:

Ordinance No. 20-019