

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. 20-**

**AN ORDINANCE REZONING 1201 ROBERT STREET SOUTH  
AND 50 SIGNAL HILLS AVENUE FROM B4 – SHOPPING CENTER,  
TO PMD – PLANNED MIXED-USE DEVELOPMENT WITH  
B4 – SHOPPING CENTER AND R4 – MULTIFAMILY RESIDENTIAL  
UNDERLYING ZONING**

The City Council of West St. Paul does ordain:

**SECTION 1. AMENDMENT.** The Zoning Map of the City of West St. Paul is hereby amended by rezoning 1201 Robert St. S. from B4 – Shopping Center to PMD – Planned Mixed-Use Development, with B4 – Shopping Center and R4 – Multi-Family Residential under lying zoning for the properties currently identified as:

**CURRENT:**

Parcel 1: All that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, described as the West three-quarters of the said Northwest Quarter of the Southwest Quarter and the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17, excepting therefrom the following:

Exception 1. Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter a distance of 30 feet North of the Southwest corner thereof, said point being on the North line of Moreland Avenue; thence North 0 degrees 07 minutes 25 seconds West (assumed bearing) 557.42 feet along the West line of said Northwest Quarter of the Southwest Quarter; thence South 49 degrees 59 minutes 10 seconds East, 703.22 feet; thence on a bearing of South 105.32 feet to the North line of Moreland Avenue; thence Westerly along said North line of Moreland Avenue 537.38 feet to the beginning; subject to a 22 foot easement along a traveled road in place running from Moreland Avenue Northerly through the afore described property.

Exception 2. The North 313.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of said Section 17, subject to an easement over the South 22 feet of the North 105.0 feet thereof.

Exception 3. The North 70 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 4. The South 100.0 feet of the North 170.0 feet of the East 140.0 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 5. Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 21 seconds West along the South line of said Quarter

Quarter Section a distance of 195.57 feet; thence North 0 degrees 01 minutes 57 seconds East, 174.03 feet; thence South 89 degrees 59 minutes 21 seconds East, 195.05 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 08 minutes 21 seconds East, along said East line 174.03 feet to the beginning, subject to South Robert Street and Moreland Avenue.

Exception 6. Beginning at a point 30 feet West of the Northwest corner of Lot 30, S.L. Hume's Addition, West St. Paul, Dakota County, Minnesota; thence South along a line which is the West line of said S. L. Hume's Addition, a distance of 630 feet; thence continuing South along this same line extended a distance of 70 feet; thence West 30 feet; thence North 700 feet; thence East 30 feet to the point of beginning, said described property being in the East one half of the Northwest one quarter of the Southwest one quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.  
Abstract Property

Parcel 1A: Easement for vehicular and pedestrian ingress and egress purposes over the South 22 feet of the North 105.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, for the benefit of Parcel 1, originally created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 576273, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and also established in Order dated January 2, 2019, filed March 6, 2019, as Document No. 3295497.

Parcel 1B: 22 foot road easement, for the benefit of Parcel 1, created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 586274, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and included in Warranty Deed dated December 30, 2011, filed June 4, 2012, as Document No. 2872001, and in Warranty Deed dated July 29, 2016, filed August 17, 2016, as Document No. 3144665.

Parcel 2: The North 313.0 feet of the East 200.0 feet of the West three quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.  
Abstract Property

**SECTION 2. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this \_\_\_\_ day of \_\_\_\_\_ 2020.

Attest:

\_\_\_\_\_  
David Napier, Mayor

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Shirley R Buecksler, City Clerk