

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

**ORDINANCE NO. 20-014**

**AN ORDINANCE REZONING 1201 ROBERT ST S AND 50 SIGNAL HILLS AVE  
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 underlying zoning for the properties legally described as:

Lots 1 and 2, Block 1, WSP Leased Housing, Dakota County, Minnesota.

**SECTION 2. PAYMENT OF FUTURE PARK DEDICATION FEES.** Upon the occurrence of any of the following events on Lots 3, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, Block 1, WSP Leased Housing (the “Signal Hills lots”), park dedication fees shall be immediately due and payable according the current fee schedule and the uses at the time of the event:

- A. Building permit application for new construction or for any improvements valued at more than \$100,000;
- B. Demolition of any buildings or portions thereof;
- C. Modification of exterior building materials that alters more than 25% of the building;
- D. Reconfiguration, reduction or enlargement of a parking area by more than 10%;
- E. Replatting of any portion of said lots.

**SECTION 3. SURVIVAL OF PARK DEDICATION FEES.** If the City fails to collect park dedication fees for the Signal Hills lots for the events identified in Section 2, such park dedication fees shall be due and payable when the oversight is discovered. If future changes, alterations or expansions are made to the Signal Hills lots that require additional park dedication fees due to development or redevelopment, such fees shall be due and payable accordingly based on the fee schedule at the time of the event.

**SECTION 4. 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 17<sup>th</sup> day of August, 2020.

Attest:

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

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Shirley R Buecksler, City Clerk