

**CITY OF ST. LOUIS PARK
HENNEPIN COUNTY, MINNESOTA**

Ordinance No. _____-19

**An ordinance extending a moratorium on the use and development of the
building and lands located at 3745 Louisiana Avenue South**

THE CITY OF ST. LOUIS PARK DOES ORDAIN:

SECTION 1. Findings.

1.01. The City adopted Ordinance No. 2542-18 An Interim Ordinance Establishing a Moratorium on the Use and Development of the Building and Lands Located at 3745 Louisiana Avenue South on August 27, 2018.

1.02. The City made the following findings in support of adopting Ordinance No. 2542-18:

- There are substantial concerns that the city's official comprehensive plan future land use map and zoning ordinance provisions relating to the Subject Property do not adequately address issues relating to the present use, future land use, development or redevelopment of this vacant property.
- The city's concerns include, and are not limited to, compatibility with existing uses, recent public improvements, planned future land uses, and the planned light rail transit station in the area surrounding the Subject Property.
- As a result of the important land use and zoning issues cited above the city council finds that it is necessary to conduct a study to address the types of developments and land uses that are appropriate on the Subject Property. The study may also identify appropriate changes, if any, that should be made to the city's official land use controls, including but not limited to the city's zoning ordinance and comprehensive plan.
- The city council directs the planning and zoning division staff to conduct a study for the purpose of consideration of possible amendments to the city's official controls to address the issues concerning the subject property.
- The city finds that this interim ordinance must be adopted to protect the planning process and the health, safety and welfare of the citizens.

1.03. Ordinance No. 2542-18 expires on September 13, 2019.

1.04. The City is considering a Comprehensive Plan Amendment for 3745 Louisiana Avenue South.

1.05. The City held a neighborhood meeting on the Comprehensive Plan Amendment for 3745 Louisiana Avenue South on August 8, 2018.

1.05 Minn. Stat. § 462.355 subd. 2 requires a planning commission to hold a public hearing before a city adopts a comprehensive plan amendment.

1.06 A City Planning Commission Public Hearing on the Comprehensive Plan Amendment for 3745 Louisiana Avenues South is scheduled for August 21, 2019.

1.07 Minn. Stat. § 462.355 subd. 4 (d) permits cities to extend an interim ordinance “up to an additional 120 days following the completion of any other process required by state statute, federal law, or court order, when the process is not completed at least 30 days before the expiration of the interim ordinance.”

1.08 The public hearing required by Minn. Stat. § 462.355 subd. 2 will not be completed 30 days before the expiration of Ordinance 2542-18.

1.09 The City Council will not be able to review the Planning Commission’s recommendation on the proposed Comprehensive Plan Amendment until after September 13, 2019.

SECTION 2. Interim Ordinance Extension. Ordinance No. 2542-18 is hereby extended for 120 days.

SECTION 3. Duration. This Ordinance takes effect fifteen days after its publication and shall remain

First Reading	August 19, 2019
Second Reading	August 26, 2019
Date of Publication	August 29, 2019
Date Ordinance Takes Effect	September 13, 2019

Reviewed for Administration:

Adopted by the City Council August 26, 2019

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney