

Zoning map district boundary change

Requirements and process overview

Property owners can request to have the zoning designation of their property changed by completing a zoning ordinance amendment application and submitting it to the community development department.

Once submitted, the zoning ordinance amendment application will be reviewed by community development staff and presented to the St. Louis Park Planning Commission at a public hearing. The commission will make a recommendation of approval or denial to the St. Louis Park City Council.

Changes of all or part of the existing classification of a zoning district from residential to either commercial or industrial require a two-thirds majority vote of the city council. Other amendments may be approved by a majority vote.

Submittal checklist

- [Planning and zoning application](#), submitted electronically through ePermits.
 1. Click “Apply for Permit” in the upper left corner of the website.
 2. Register for an account as a “Plan Submitter” or login with a previously created account.
 3. On the Permits page, select “Planning & Zoning Application” under Planning Applications on the left side of the website.
 4. Click “I Agree – Apply for Permit” after reviewing permit information
 5. Provide the following information:
 - Primary property address
 - Your contact information, as the Plan Submitter
 - Type of work
 - Type(s) of application(s)
 - Current fee owner name and contact information
 - Addresses of all properties in the project
 - Property type
 - A concise statement summarizing the project to be published on the city website. This should be approximately 50 words.
 - Project’s current and proposed zoning district.
 - To determine the existing zoning visit the [Official Zoning Map](#).
 - Acknowledgement and signature
- Supplemental information, submitted electronically through ProjectDox. Once you have applied with ePermits above, ProjectDox will email you with information on how to create an account and upload the following materials under the permit number created by ePermits:
 - A project narrative, including the existing land use, proposed zoning district, and how the proposed project will meet all conditions for the conditional use, as specified by the zoning code
 - Contact information and signature of current fee owner of the property, consenting to the Plan Submitter to submit an application for their property.

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- A map or plat showing the lands proposed for the zoning map district amendment and all lands within 350 feet of the boundaries of the property
 - A complete and accurate legal property description in digital text format that can be copied and pasted, such as Word or PDF. If the property is Torrens, a copy of the most current certificate of title must accompany the application. If the property is not Torrens, a copy of the most recent document which transferred title (e.g., a warranty deed) must accompany the application.
 - PDF of names and address labels of all property owners within 350 feet of the boundaries of the parcel requested to be changed. The source of the names and addresses must be from Hennepin County. Visit <https://gis.hennepin.us/locatenotify/default.aspx> to create the mailing label package, including a map showing the notice area.
 - Any supplementary information deemed necessary by city staff
- [Filing fee 2025](#); [Filing fee 2026](#) (collected electronically through ePermits after staff have reviewed application materials uploaded into ProjectDox). Note, your application will not be found complete until the filing fee has been paid.

An application is not complete until all of the above items are satisfied. Some applications and/or development plans may have unresolved matters which would delay consideration.