

city of saint paul
planning commission resolution

file number 22-19

date April 15, 2022

WHEREAS, Jeffers Pond Development LLC, File #22-036-328, has applied to rezone from IT transitional industrial to T3 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 150 Water Street W, Parcel Identification Number (PIN) 06.28.22.43.0055 and part of PIN 06.28.22.42.0017 to be added to PIN 06.28.22.43.0055 in a proposed adjustment of common boundary (Zoning File #22-037-812), legally described in the attached parcel description; and

WHEREAS, the Zoning Committee of the Planning Commission, on April 7, 2022, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The property owner is applying to rezone this property, the boundary expanded as proposed through a concurrent adjustment of common boundary application, zoning file #22-037-812, from IT transitional industrial to T3 traditional neighborhood. Final approval of this proposed rezoning by the City Council will be withheld until the boundary adjustment is recorded by Ramsey County.
2. Buhl Investors, LLC is planning to build a mixed residential-commercial building on this site. T3 permits a building height of 55 feet, rather than the 50 feet of IT. T3 also does not limit the first floor of a mixed residential-commercial building to a maximum of 50% residential uses.
3. The proposed zoning is consistent with the way this area has developed. The intent of T3 traditional neighborhood is to provide for higher-density pedestrian- and transit-oriented mixed-use development. It is intended for large sites that can include residential, commercial, civic and open space uses in close proximity to one another, or for smaller sites that will contribute to the above mix of uses within reasonable walking distance. Some residential developments in the area have been constructed recently, including: the 136-unit Cordelle apartments, built immediately adjacent at 84 Water Street (T3) in 2019; the West Side Flats apartments at the corner of Wabasha and the river; and the 82-unit Verdant and 171-unit Scenic apartments, completed just this year. These projects have established the river's edge and lowlands area at large as a redeveloping mixed-use neighborhood. The immediately adjacent, seventy-five-foot-tall Farwell Osmun Kirk Building contains artist

moved by Reilly

seconded by _____

in favor Unanimous

against _____

studios and storage space, with the potential addition of office space on the top floor, contributing to the mixed-use, non-industrial nature of the area. Just across Water Street from this site is Harriet Island Regional Park, which would be complemented by the urban nature of the T3 zoning. Increased local population through residential-heavy mixed use development is expected to catalyze further retail and transit. Additionally, Metro Transit has identified the Rice-Robert corridor as their G-Line arterial bus rapid transit route, paving the way for increased transit-oriented development such as is provided for by T3 traditional neighborhood zoning.

4. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Map in the 2040 Comprehensive Plan designates this parcel Mixed-Use, which the Plan describes as “primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by the following policies LU-1, LU-2, LU-9, LU-10, LU-30, and LU-31.

According to Figure LU-4: 2040 Residential Land Use Density Ranges, Mixed-Use areas are meant to reach a base range of 20-75 units per acre, while Mixed-Use areas near Neighborhood Nodes are meant to reach a range of 50-200 units per acre.

This parcel is included in the 2003-adopted Harriet Island/District Del Sol Opportunity Site, which calls for the Harriet-Island area to transition from more mixed uses near Wabasha to more residential uses moving west along Harriet Island. Strategy LU3 of the West Side Community Plan, adopted 2013, supports “development that maintains the traditional urban form...”

5. The proposed zoning is compatible with surrounding uses. Multifamily and mixed residential-commercial developments have increased across the lowlands area of the West Side in recent years, including the West Side Flats apartments, the adjacent Cordelle, and 2022 Scenic and Verdant apartments. Harriet Island Regional Park sets the tone for a vibrant urban neighborhood that is seeing replacement of large industrial lots that are deterrents to a pedestrian-friendly urban fabric.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Jeffers Pond Development LLC for rezoning from IT transitional industrial to T3 traditional neighborhood for property at 150 Water Street W, legally described in the attached parcel description, be approved.