City of Saint Paul

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Legislation Details (With Text)

File #:	RES 24-521 **Version:** 1		
Type:	Resolution	**Status:**	Passed
		In control:	City Council
		Final action:	4/10/2024
Title:	Approving a Comprehensive Plan amendment for The Heights.		
Sponsors:	Nelsie Yang		
Indexes:	Comprehensive Plan amendment		
Code sections:			
Attachments:	1. TheHeightsCompPlanAmendmentProposedAdoptedFutureLandUseV4, 2. The Heights PC Resolution, 3. The Heights maps, 4. CNPC memo post PH- The Heights Comp Plan amendment (1)		

Date	Ver.	Action By	Action	Result
4/15/2024	1	Mayor's Office	Signed	
4/10/2024	1	City Council	Adopted	Pass

Approving a Comprehensive Plan amendment for The Heights.

WHEREAS, in June 2022 the Mayor and City Council approved a master plan and associated rezoning of the former Hillcrest Golf Course (now known as “The Heights”), a 112-acre site at the southwest corner of Larpenteur Avenue and McKnight Road; and

WHEREAS, via the Metropolitan Council’s review for a regional sewer permit for development of this site, the Met Council required a Comprehensive Plan amendment prior to approving the permit; specifically, that Saint Paul Comprehensive Plan Map LU-2 “2040 Land Use” be amended so that the portion of The Heights site intended for light industrial uses (and zoned ITM Transitional Industrial with a master plan) show as Industrial on the map; and

WHEREAS, on March 15, 2024, the Planning Commission held a duly noticed public hearing for the proposed Comprehensive Plan amendment; and

WHEREAS, following review and consideration of all public hearing comments, and having reviewed a memorandum containing analysis from staff and a recommendation from the Comprehensive and Neighborhood Planning Committee, on March 29, 2024 the Saint Paul Planning Commission recommended approval to the Mayor and City Council of the Comprehensive Plan amendment via its Resolution 24-8; and

WHEREAS, the Division of Planning also recommends approval of the proposed Comprehensive Plan amendment; and

WHEREAS, Minnesota Statutes sections 462.355 and 473.864 authorize municipalities to amend their comprehensive plans and establish procedures for doing so; and

WHEREAS, having considered all the testimony and recommendations concerning the Hillcrest Master Plan and associated actions, including the Planning Commission resolution and the Comprehensive and Neighborhood Planning Committee memorandum dated March 22, 2024 and their rationale for the recommendations which the Council finds persuasive and thus hereby incorporates by reference into this action for the specific purpose of articulating the Council’s reasons and rationale for this action;

NOW THEREFORE BE IT RESOLVED, that the Saint Paul City Council hereby adopts the proposed Comprehensive Plan amendment of Map LU-2 “2040 Land Use” to reclassify a portion of The Heights site

from Urban Neighborhood and Mixed Use to Industrial and another portion from Urban Neighborhood to Mixed Use in order to align with the existing ITM and T3M zoning boundaries; and

BE IT FURTHER RESOLVED, that the amendment be forwarded to the Metropolitan Council for their review and approval.