

city of saint paul
planning commission resolution

file number 22-27

date June 24, 2022

WHEREAS, Mark Arth and Belfry Building LLC, File # 22-056-564, has applied to rezone from RT2 townhouse residential & RM2 multiple family residential to T1 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 311 - 319 Ramsey Street, Parcel Identification Number (PIN) 01-28-23-13-0103 (311 Ramsey), -0104 (319 Ramsey), -0163 (411 Pleasant), & -0182 (391 Pleasant); Dayton & Irvine's Addition, Block 86, Lots 27, 54 & 55; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 16, 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 owner of 319 Ramsey Street intends to rezone the property and sell it to an individual interested in operating a law office from the residential structure. The owner of 311 Ramsey Street and 391-411 Pleasant will continue to use the properties for office use and associated off-street surface parking.
2. The proposed zoning is consistent with the way this area has developed. The property is in an area identified in the land use plan as Urban Neighborhood. The T1 zoning district is intended to provide compact pedestrian-oriented mixed-use areas of limited size with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses. The property to be rezoned serves as a transitional use of land between residential uses to the north and west and the B2 zoning district to the south and the I-35E/Pleasant Corridor to the south. There is an existing T1 zoning district just to the east on the south side of Grand Avenue between I35E and Smith Avenue.
3. The proposed zoning to allow office uses is consistent with the Comprehensive Plan. Policy LU-36 calls for promoting neighborhood serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development. Policy LU-6 in the Land Use Plan calls for fostering equitable and sustainable economic growth by facilitating business creation and growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure. Policy LU-7 calls for

moved by Syed

seconded by _____

in favor Unanimous

against _____

using land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities. The District 9 Plan calls for maintaining the character of existing residential areas by keeping zoning appropriate to residential neighborhoods. Rezoning to T1 will allow low intensity commercial uses that are compatible with surrounding residential and commercial uses.

4. The proposed T1 zoning is compatible with the uses in the RM2 district to the north and east, with the low density residential uses in the RT2 district to the west and with the commercial uses in the B2 district to the south.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Mark Arth and Belfry Building LLC for rezoning from RT2 townhouse residential & RM2 multiple family residential to T1 traditional neighborhood for property at 311 - 319 Ramsey Street be approved.