

# 841-857 Grand Avenue

February 19, 2025 – City Council 1<sup>st</sup> reading  
#24-097-753 – Rezone from B2/BC Community Business to T3 Traditional Neighborhood



**SAINT PAUL**  
MINNESOTA

[STPAUL.GOV](http://STPAUL.GOV)

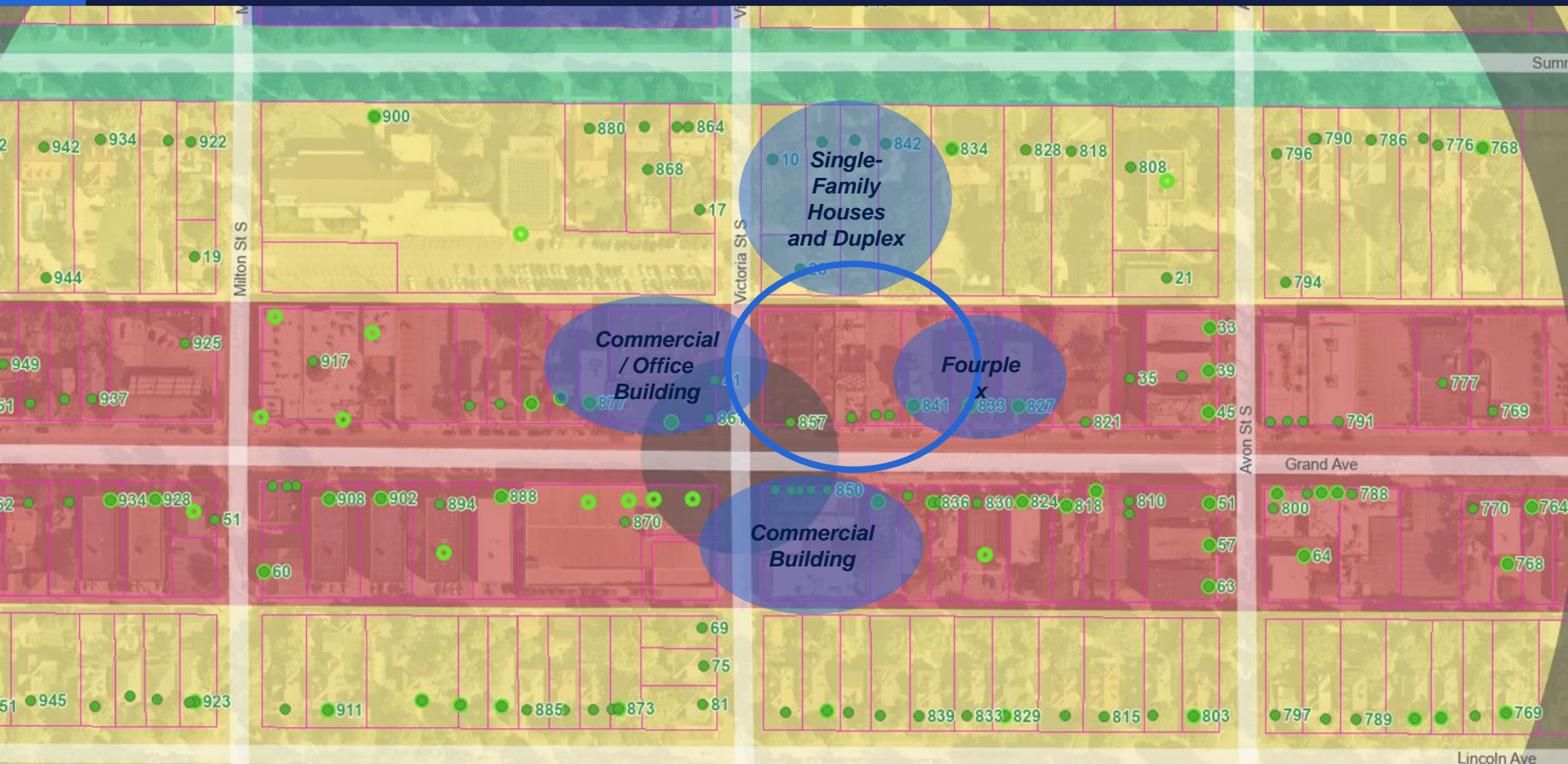






# Location

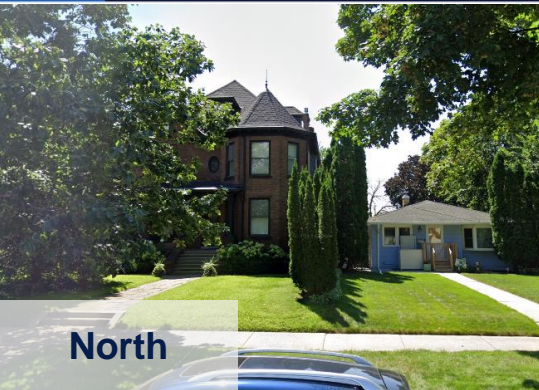








# Surrounding Uses



North



South



East

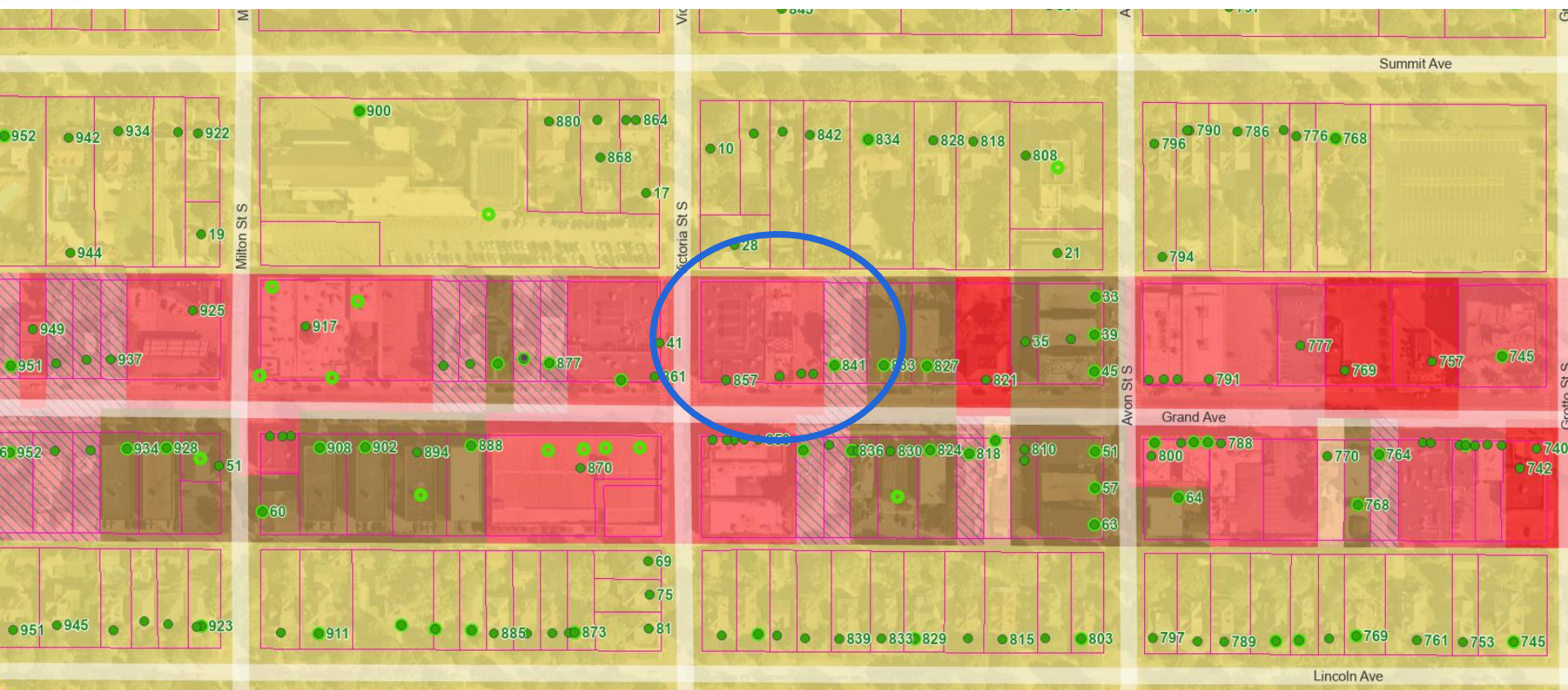


West





# Zoning





# Findings

## Rezoning

- The proposed zoning is consistent with the way this area has developed.
- The proposed zoning is consistent with the Comprehensive Plan.
- The proposed zoning is compatible with the surrounding uses.



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SAINT PAUL FOR ALL  
2040 COMPREHENSIVE PLAN

ADOPTED BY THE CITY OF SAINT PAUL  
November 18, 2020

LU-1: Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

LU-14: Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

LU-27: Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial streets.

LU-30: Focus growth at Neighborhood Nodes...

H-46: Support the development of new housing, particularly in areas identified as Mixed Use... to meet market demand for living in walkable, transit-accessible, urban neighborhoods.



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# PC Recommendation

**Planning Commission recommends approval** of the proposed rezoning from B2 community business and BC community business (converted) to T3 traditional neighborhood at 841-857 Grand Avenue.

Summit Hill Association (District 16) provided a letter in support

1 letter in opposition

# Discussion



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