

Hamm's Brewery Site

PH 25-2 Consideration to rezone from I2 general industrial to H2 residential, RM2 medium-density multiple-family residential, and T3 traditional neighborhood



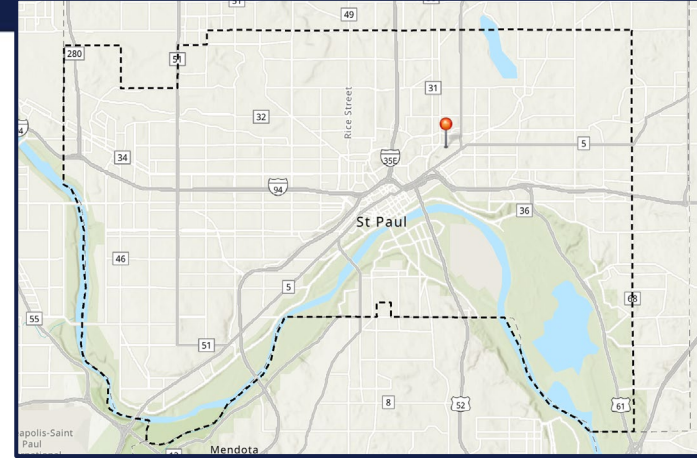
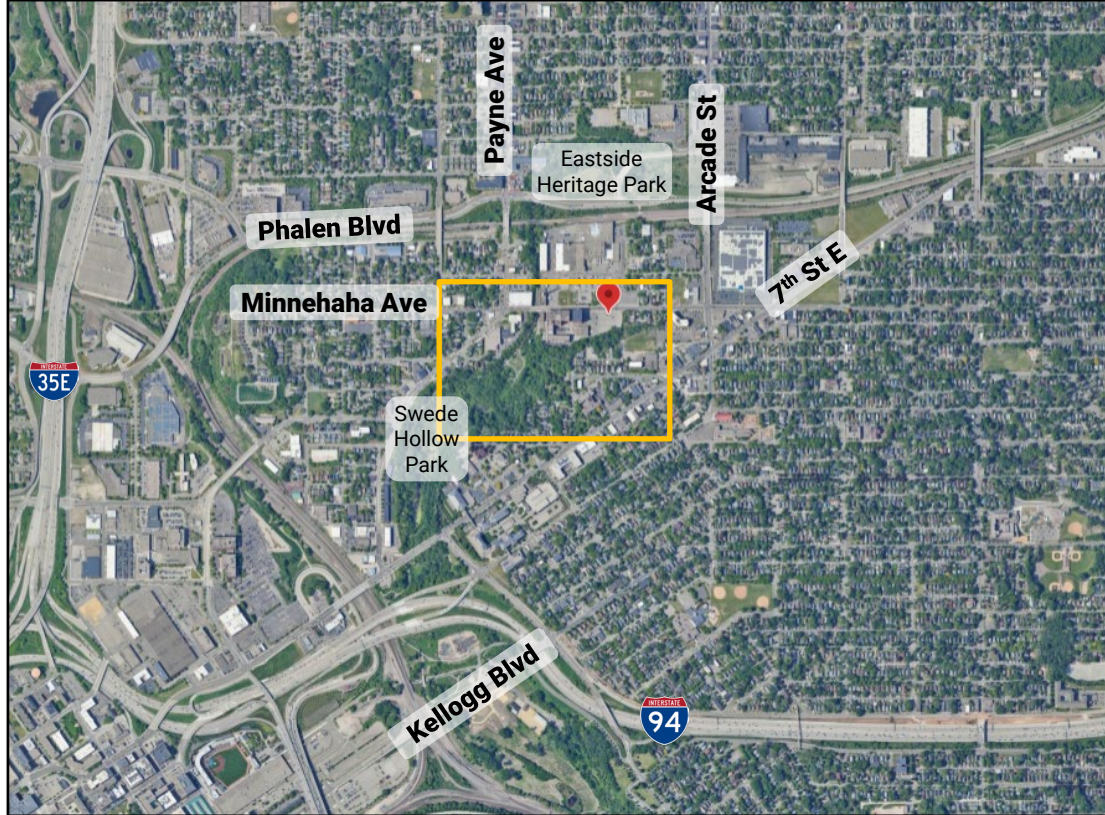
SAINT PAUL
MINNESOTA

STPAUL.GOV



Location

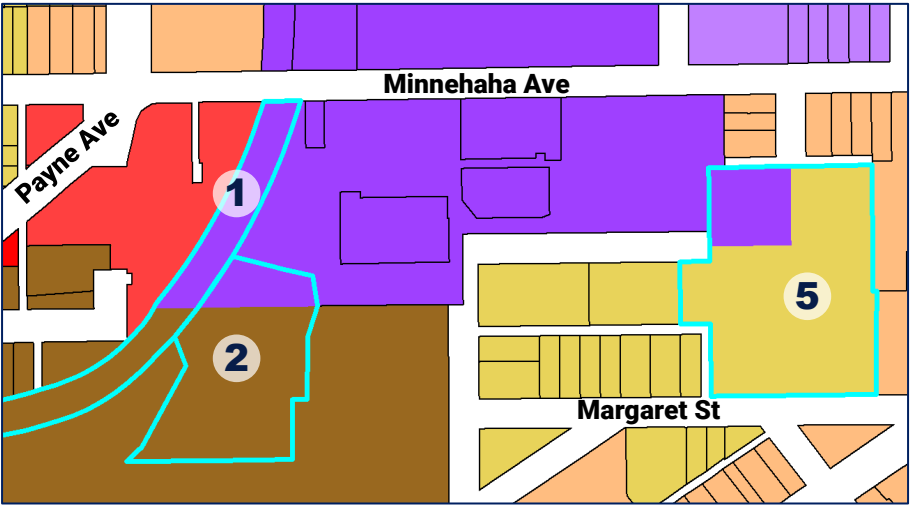
Hamm's Brewery Site



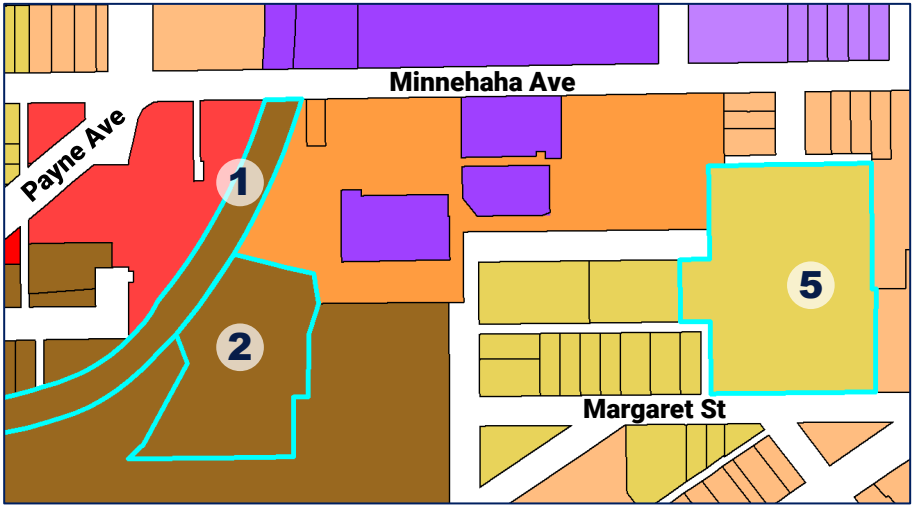


Parcels 1, 2, and 5

Current Zoning



Proposed Zoning

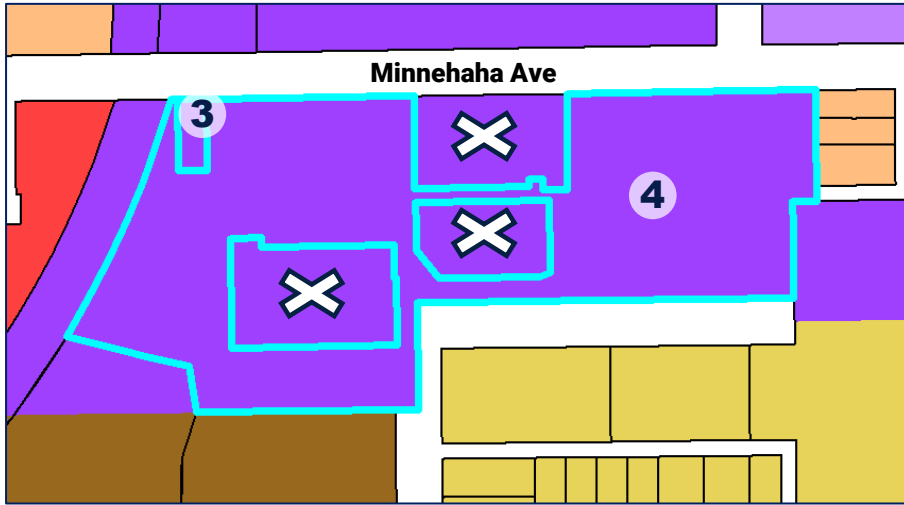


- H2 residential
- RM2 medium-density
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial

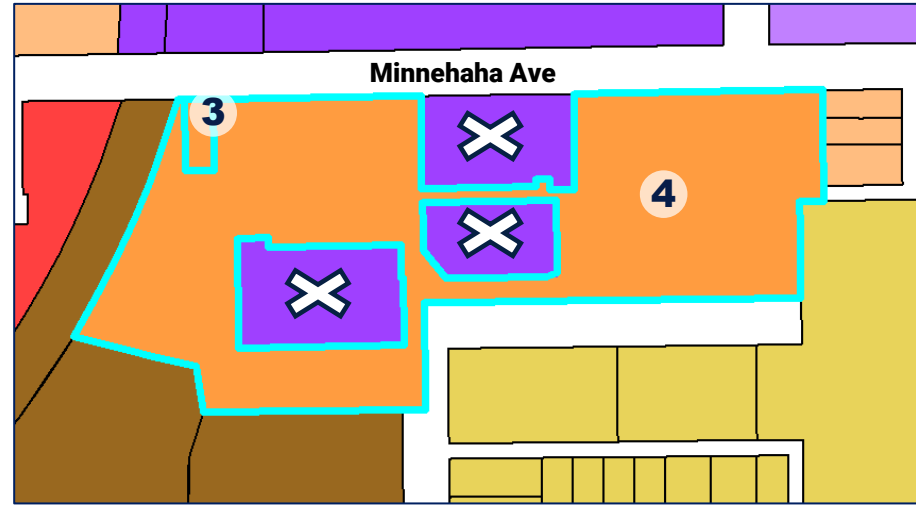


Parcels 3 and 4

Current Zoning



Proposed Zoning



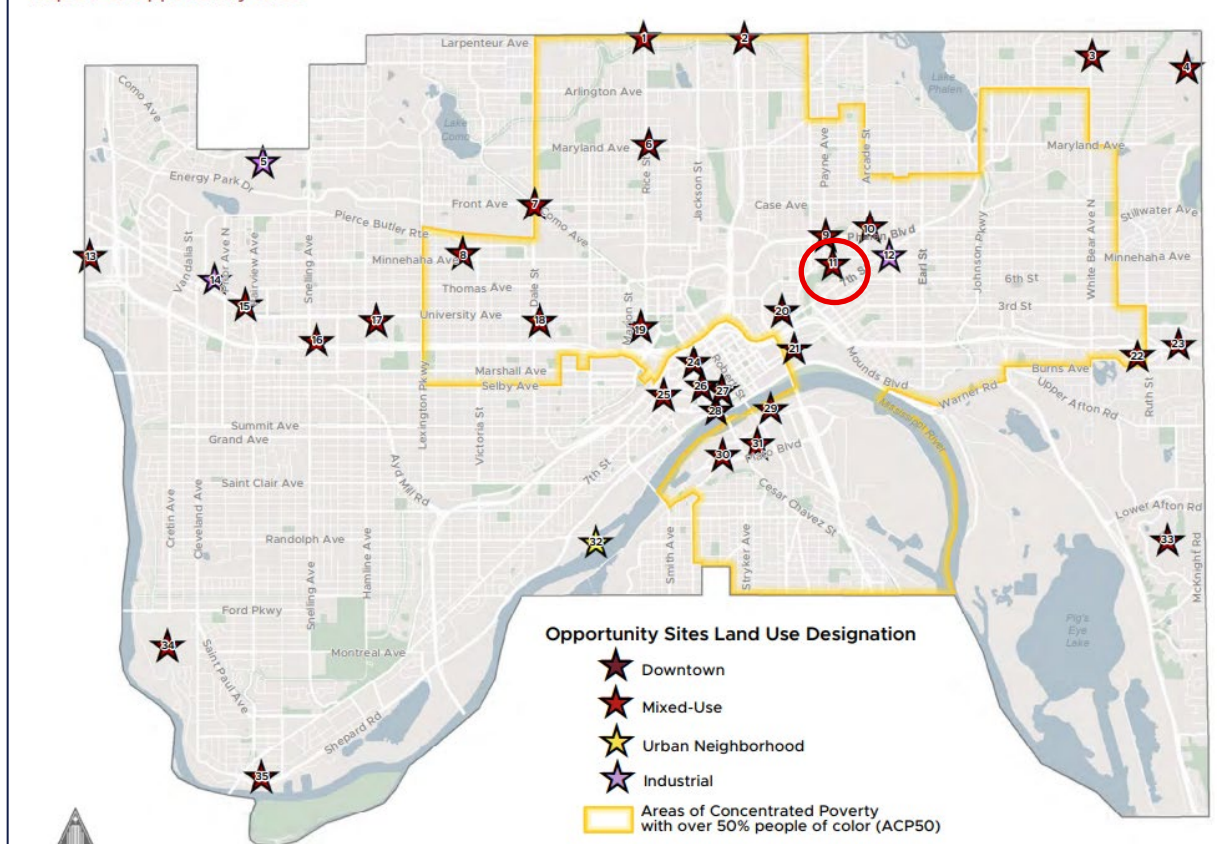
- H2 residential
- RM2 medium-density
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial



Finding: Proposed zoning is consistent with Comprehensive Plan

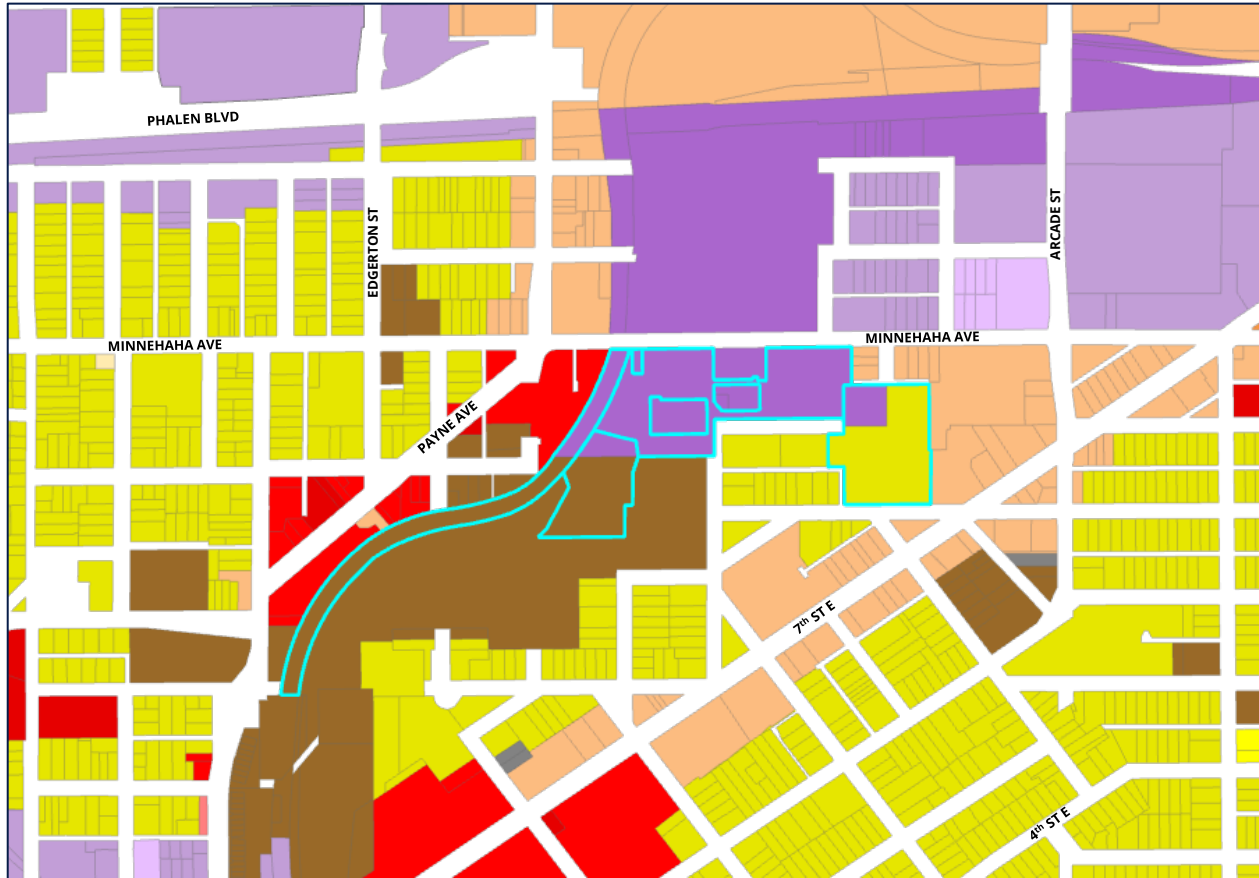
Policy LU-2. Pursue redevelopment of Opportunity Sites (generally sites larger than one acre identified as having potential for redevelopment) as higher-density mixed-use development or employment centers with increased full-time living wage job intensity, and the appropriate location for community services that are completely absent in the surrounding area

Map LU-3: Opportunity Sites





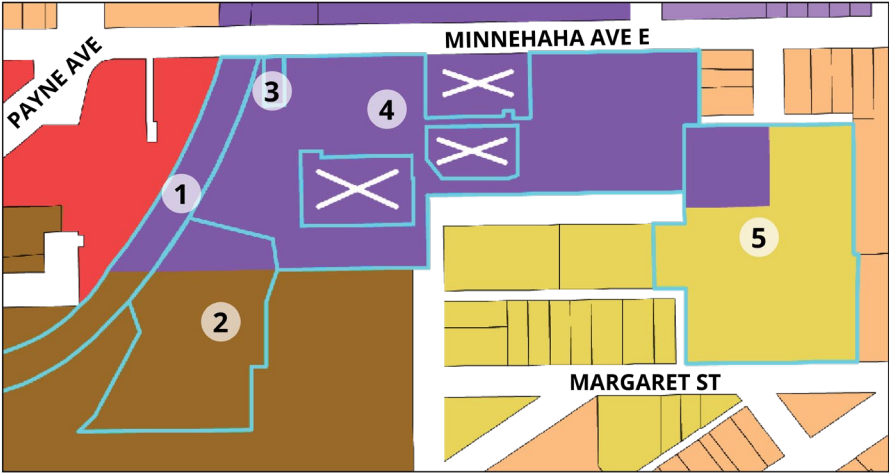
Finding: Proposed zoning does not constitute spot zoning





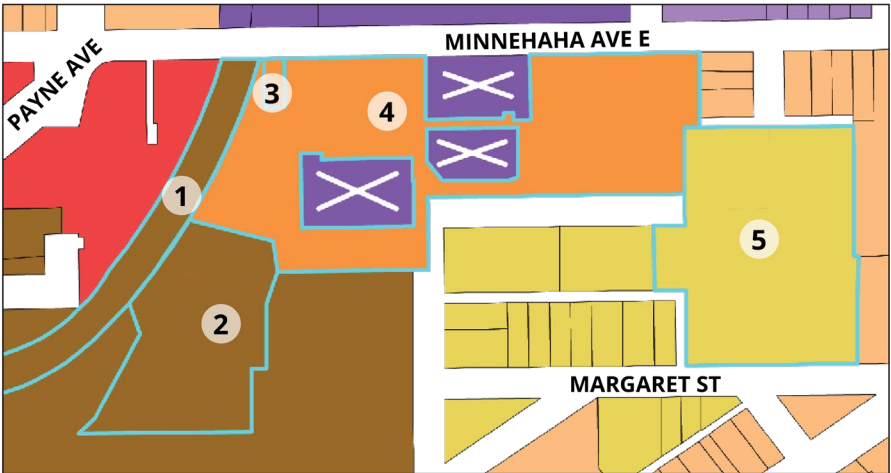
Site

Current Zoning



- H2 residential
- RM2 multiple-family
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial

Proposed Zoning



Questions?

Hamm's Brewery Site Rezoning

PH 25-2: Consideration to rezone from I2 general industrial to H2 residential, RM2 medium-density multiple-family residential, and T3 traditional neighborhood

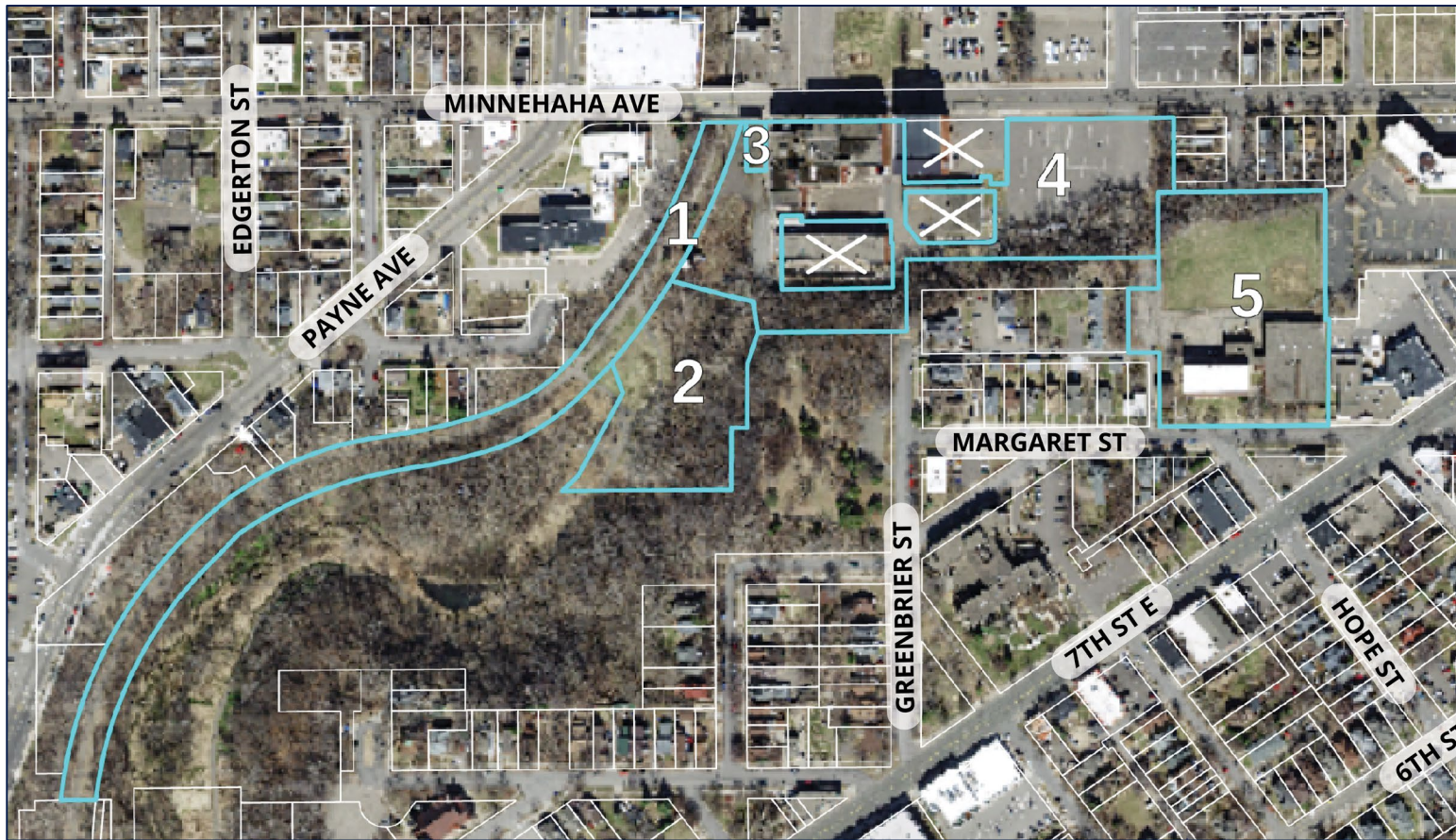


SAINT PAUL
MINNESOTA

STPAUL.GOV



Site





Finding: Rezoning is compatible with surrounding uses

