

city of saint paul
planning commission resolution
file number 15-50
date July 24, 2015

WHEREAS, BleuAnt Design, LLC, File # 15-134-693, has applied for rezoning from BC community business converted district to RM2 multiple family under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1174 Grand Avenue, Parcel Identification Number (PIN) 032823410039, legally described as Manson and Simontons addition W 1/2 of Lot 3 and all of Lot 4 Blk 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 16, 2015, 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 applicant is seeking to rezone the subject property from the BC community business converted district to the RM2 multiple family residential district in order to develop a new multi-family residential building on this site. This parcel is currently zoned BC, which does allow for the use of the parcel for multi-family housing at levels consistent with what is being proposed for this site. Rezoning of this property is needed as the intent of the BC district, as stated in § 66.413 Intent, BC community business (converted) district, is "...expressly for *existing* residential structures in commercial areas..." Therefore, the proposal to demolish the existing duplex and construct a *new* multi-family family building would not meet the intent of the BC district.
2. The proposed zoning is consistent with the way this area has developed. Grand Avenue has a mix of residential and commercial properties that are zoned BC community business converted, B2 community business, B3 general business, and RM2 multiple family within the general vicinity of this property. Two parcels to the immediate east and two parcel to immediate west of the subject parcel are zoned RM2, and each has a 2.5-story multifamily structure.
3. The proposed zoning is consistent with the Comprehensive Plan and District 16 Plan. Grand Avenue is guided as a Mixed Use Corridor in the Future Land Use map of the Comprehensive Plan, and several policies within the Land Use Chapter support increasing density along these corridors. Policy 1.2 of the Land Use chapter supports the development of high density residential within Mixed-Use Corridors that accommodate

moved by Wencl
seconded by _____
in favor Unanimous
against _____

between 30 to 150 dwelling units per acre, and with the proposed eight units on a 0.2-acre lot or 40-units per acre, this proposal falls within the targeted densities. In addition Policy 1.25 states: "Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residents." Policy 1.26 states: "Permit residential development at densities contemplated in Policy 1.2." The Housing Chapter of the Comprehensive Plan provides further guidance in Policy 2.17(c), which states: "Encourage the development of attached single-family and neighborhood-sensitive multi-family infill housing at appropriate locations as identified in the Land Use Plan and small area plans to increase housing choice." The District 16 Plan generally supports this rezoning. G4 Commercial and Housing Mix states: "Retain B2-C [now named BC]... and residential zoning on Grand Avenue. Discourage rezoning of residential uses on Grand Avenue to more intensive uses." In this case the rezoning of this property from BC to RM2 retains nearly identical residential regulation on the property. BC district refers back to the RM2 lot coverage and lot size per unit requirement.

4. The proposed zoning is compatible with surrounding uses. To the east and west of this parcel are multifamily buildings currently zoned RM2, to the north is a funeral home zoned B3, and to the south are single-family and duplex residential uses zoned RT1.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of BleuAnt Designs, LLC for rezoning from BC community business converted to RM2 multiple family for property at 1174 Grand Avenue be approved.