

city of saint paul  
planning commission resolution

file number 22-20

date April 15, 2022

WHEREAS, Corporate Associated SVCS Inc, File # 22-035-950, has applied to rezone from IT transitional industrial to T3 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 115 Plato Boulevard W, Parcel Identification Number (PIN) 06-28-22-43-0005, legally described as Robertsons Add To West St Paul Vac Sts & Alley Accruing & Fol; Blk 193 Irvines Add, Lying Nly Of Plato Blvd & In Robertsons Add Part Nly Of Plato Blvd Of Blks 193 & Blk 161; and

WHEREAS, the Zoning Committee of the Planning Commission, on April 7, 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 property owner is applying to rezone this property from IT transitional industrial to T3.
2. Buhl Investors, LLC is planning to demolish an existing warehouse and construct a multifamily building with 56-70 affordable apartments.
3. The proposed zoning is consistent with the way this area has developed. The intent of T3 traditional neighborhood is to provide for higher-density pedestrian- and transit-oriented mixed-use development. It is intended for large sites that can include residential, commercial, civic and open space uses in close proximity to one another, or for smaller sites that will contribute to the above mix of uses within reasonable walking distance. Some residential developments in the area have been constructed recently, including: the 136-unit Cordelle apartments, nearby at 84 Water Street (T3), built in 2019; the West Side Flats apartments at the corner of Wabasha and the river; and the 82-unit Verdant and 171-unit Scenic apartments, completed just this year. These projects have established the river's edge and lowlands area at large as a redeveloping mixed-use neighborhood. The seventy-five-foot-tall Farwell Osmun Kirk Building contains artist studios and storage space, with the potential addition of office space on the top floor, contributing to the mixed-use, non-industrial nature of the area. Just to the north is Harriet Island Regional Park, which would be complemented by the urban nature of the T3 zoning. Southward across Plato are large T3-zoned parcels, including Ramsey County offices. Increased local population through residential-heavy mixed use development is expected to catalyze further retail and transit.

moved by Reilly

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

Additionally, Metro Transit has identified the Rice-Robert corridor as their future G-Line arterial bus rapid transit route, paving the way for increased transit-oriented development such as is provided for by T3 traditional neighborhood zoning.

4. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Map in the 2040 Comprehensive Plan designates this parcel Mixed-Use, which the Plan describes as “primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by Land Use and Housing policies LU-1, LU-2, LU-9, LU-10, LU-31, H-16, and H-18 which encourage transit-supportive density, a pedestrian-friendly public realm, active streetscapes and first floor uses, investment in Neighborhood Nodes, and increased housing choice across income levels.

According to Figure LU-4: 2040 Residential Land Use Density Ranges, Mixed-Use areas are meant to reach a base range of 20-75 units per acre, while Mixed-Use areas near Neighborhood Nodes are meant to reach a range of 50-200 units per acre. Development of this parcel is planned to reach 35-40 units per acre.

This parcel is included in the 2003-adopted Harriet Island/District Del Sol Opportunity Site, which calls for the Harriet-Island area to transition from more mixed uses near Wabasha to more residential uses moving west along Harriet Island. Strategy LU3 of the West Side Community Plan, adopted 2013, supports “development that maintains the traditional urban form...”

5. The proposed zoning is compatible with surrounding uses. Multifamily and mixed residential-commercial developments have increased across the lowlands area of the West Side in recent years, including the West Side Flats apartments, the adjacent Cordelle, and 2022 Scenic and Verdant apartments. Harriet Island Regional Park sets the tone for a vibrant urban neighborhood, while large industrial lots that are deterrents to a pedestrian-friendly urban fabric are being replaced by multifamily and mixed-use buildings. South of Plato are government office and light industrial land uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Corporate Associated SVCS Inc for rezoning from IT transitional industrial to T3 traditional neighborhood for property at 115 Plato Boulevard W be approved.