SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

March 22, 2024

TO: Comprehensive & Neighborhood Planning Committee
FROM: Bill Dermody, Principal City Planner
SUBJECT: Comprehensive Plan Amendment for The Heights

ISSUE

A Comprehensive Plan (Comp Plan) map amendment is required by Metropolitan Council to process sewer permits for The Heights.

BACKGROUND

The Heights – the former 112-acre Hillcrest Golf Course site located at the southwest corner of Larpenteur Avenue and McKnight Road – is in the process of overall site design and infrastructure planning for a multi-phase development including a new City Park, light industrial, mixed use commercial and multifamily residential, and lower density residential uses. The area comprising The Heights was rezoned to ITM Transitional Industrial with a Master Plan, T3M and T1M Traditional Neighborhood with a Master Plan in 2022, via review and approval by the Planning Commission and City Council. Site remediation and grading commenced in 2023. Additional site preparation and infrastructure provision will happen in 2024, pending permitting processes currently underway. Via the Metropolitan Council's review for a regional sewer permit for this development, the Met Council required a Comprehensive Plan amendment prior to approving the permit. Specifically, Met Council staff have asked that Saint Paul Comp Plan Map LU-2 "2040 Land Use" be amended so that the portion of The Heights site intended for light industrial uses (and zoned ITM Transitional Industrial with a master plan) show as Industrial on the map. Met Council acknowledges that the Comp Plan also designates the site as an Opportunity Site, which calls for higher-density mixed-use development or employment centers such as is being developed, and the Comp Plan's employment and population projection figures fully anticipate this development, but is requesting the LU-2 Map changes regardless. City staff propose a Comp Plan amendment to facilitate approval of the sewer permit. This is a critical path item for The Heights' infrastructure construction in 2024, which is scheduled to begin

Need this translated? Call us at 651-266-6565
¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.
Ma u baahan tahay tarjamadaan Nago soo wac 651-266-6565.
Xav tau qhov no txhais los? Hu rau peb ntawm 651-266-6565.

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

as soon as the ground thaws, and necessary to keep the proposed Habitat for Humanity project on schedule.

COMPREHENSIVE PLAN AMENDMENT

The proposed Comp Plan amendment would amend Map LU-2 "2040 Land Use" to reclassify a portion of The Heights site from Urban Neighborhood and Mixed Use to Industrial and another portion from Urban Neighborhood to Mixed Use in order to align with the ITM and T3M zoning approved in 2022, which the Planning Commission and City Council have already determined are appropriate zoning districts for the area and conforming to other Comp Plan policies. See attached map for detail.

PUBLIC COMMENT

No comments were received at the March 15 public hearing at Planning Commission or the corresponding call for written comments.

Parallel to the public hearing, staff solicited comments from adjacent and overlapping government jurisdictions with a due date of March 17, as required by the Metropolitan Council for Comprehensive Plan amendments. The only substantive comment received was a statement of support from the Saint Paul Port Authority.

RECOMMENDATION

Staff recommends that the Comprehensive and Neighborhood Planning Committee recommend that the Planning Commission adopt the draft resolution recommending approval of the proposed Comprehensive Plan amendment for The Heights.

ATTACHMENTS

1. Draft Planning Commission resolution
2. Comprehensive Plan Future Land Use Maps: existing and proposed