city of saint paul
planning commission resolution
file number 24-8
date March 29, 2024

WHEREAS, in June 2022 the Mayor and City Council approved a master plan and associated rezoning of the former Hillcrest Golf Course (now known as “The Heights”), a 112-acre site at the southwest corner of Larpenteur Avenue and McKnight Road; and

WHEREAS, via the Metropolitan Council’s review for a regional sewer permit for development of this site, the Met Council required a Comprehensive Plan amendment prior to approving the permit; specifically, 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; and

WHEREAS, on March 15, 2024, the Planning Commission held a duly noticed public hearing for the proposed Comprehensive Plan amendment; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Saint Paul Planning Commission; and

WHEREAS, the Planning Commission has considered all public testimony and the recommendations of staff and the Comprehensive and Neighborhood Planning Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends approval by the Mayor and City Council of Saint Paul of the proposed Comprehensive Plan amendment of 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 existing ITM and T3M zoning boundaries.

moved by Holst
seconded by Ortega
in favor Unanimous
against