city of saint paul
planning commission resolution
file number 24-34
date November 15, 2024

WHEREAS, St Paul Property Group LLC, File # 24-082-486, has applied for an amendment to the West Side Flats Comprehensive Plan addendum to change the land use from mixed residential to office/light industrial under the provisions of § 66.344(c) of the Saint Paul Legislative Code on property located at 10 River Park Plaza, Parcel Identification Numbers (PINs) 05.28.22.23.0031 and 05.28.22.23.0032, legally described as Lots 4 and 5, Block 2, River Park Plaza; and

WHEREAS, the Zoning Committee of the Planning Commission, on October 31, 2024, 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 requests the West Side Flats Master Plan and Development Guidelines (WSFMP be amended to change the land use of the subject parcels from mixed residential to office/light industrial.
2. A related rezoning application has been filed to change the subject site's zoning from T3M Traditional Neighborhood with Master Plan to ITM Transitional Industrial with Master Plan. Because the proposed rezoning relies on the Comprehensive Plan amendment being approved, the rezoning application cannot be processed until the Comprehensive Plan amendment receives final approval from the City of Saint Paul and the Metropolitan Council.
3. The Planning Administrator has conditionally approved a minor master plan amendment to the WSFMP that would change the designated land use categories of the subject parcels from mixed residential to office/light industrial. The approval is subject to the following conditions: (1) the associated rezoning is approved by the Mayor & City Council; and (2) the WSFMP Comprehensive Plan amendment is approved by the Metropolitan Council. Zoning Code § 66.344(c) provides that "(t)he planning administrator may approve minor modifications (to a master plan), including changes of less than ten (10) percent in land area designated in a specific category, provided such changes are consistent with the intent of the master plan."
4. The proposed comprehensive plan amendment is consistent with the guiding principles of the WSFMP.

Principle 1. Integrate a broad mix of complementary land uses throughout the

moved by Syed
seconded by _____
in favor 11
against Ortega

neighborhood that offer people opportunities for living, working, commerce, entertainment and recreation.

The two subject parcels are designated mixed residential and abut land designated industrial that contains a foundry use (classified as "general industrial") which is permitted only in the I2 General Industrial and I3 Heavy Industrial zoning districts. The proximity of the subject site to such industrial uses presents a potential incompatibility with the site's mixed residential designation. Elsewhere on the land use plan, areas designated mixed residential abut land use designations that are more compatible with residential uses such as mixed-use corridor, major parks and open space, office, and office/light industrial. South of Fillmore Ave, land designated industrial abuts land designated office/light industrial in order to create a gradual transition from industrial to the mixed residential areas. The proposed comprehensive plan amendment to office/light industrial land use would allow for a better buffer to be established between the less compatible use types of industrial and mixed residential, thus allowing the remaining mixed residential land to the west to be more easily developed without land use conflicts.

5. The proposed comprehensive plan amendment is consistent with the 2040 Comprehensive Plan's broader goals of efficient and resilient land use development. Changing the land use designation of the subject parcels creates a transition from industrial to mixed residential, thus encouraging development of the subject parcels and the areas west of them.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of St Paul Property Group LLC for an amendment to the West Side Flats Comprehensive Plan addendum to change the land use from mixed residential to office/light industrial. at 10 River Park Plaza is hereby approved.