

city of saint paul  
planning commission resolution

file number 15-45

date July 24, 2015

WHEREAS, Wesenberg Management Group LLC, File # 15-133-643, has applied for a rezoning of 28 feet from B2 Community Business to T2 Traditional Neighborhood under the provisions of §61.801(b) of the Saint Paul Legislative Code, on property located between 2238 Doswell and 2275-2283 Como, Parcel Identification Numbers (PIN) 202923420073 and 202923420074, legally described as Subj To Como Ave And Esmt The Sely 5o Ft Of Lot 13 And Nwly 1o Ft Of Lot 14 Blk 32; and Subj To Como Ave And With Esmt The Fol Part Of Lots 16 17 And 18 Wly Of Gove Pl And Ex Nwly 1o Ft Lot 14 And All Of Lot 15 Blk 32; 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 requesting a rezoning to prepare the site for a new four-story, 25-unit mixed use project. The project would be built on 2301 Como (not part of this rezoning) and 2238 Doswell. The applicant has requested an adjustment of common boundary (Z.F. 15-133559) to expand the 2238 Doswell property to the southeast and acquire a strip of the service station parcel at 2275-2283 Como, which is owned by Park 24, LLC. This rezoning would correct the resulting multiple zoning on the adjusted 2238 Doswell lot.
2. The proposed zoning is consistent with the way this area has developed. Development on the north and south sides of Como Avenue in this area is largely commercial. The zoning on this and the opposing block faces are T2, with the exception of the service station property. This rezoning would result in a relatively minor increase in T2 on a block in which the Como frontage is dominated by that zoning district. The proposed zoning is consistent with the intent of the T2 zoning district to "foster and support compact, pedestrian-oriented commercial and residential development..."
3. The proposed zoning is consistent with the Comprehensive Plan. The site of the proposed development is identified as a Mixed Use Corridor and Neighborhood Center in the Land Use Chapter for the Comprehensive Plan. The zoning is consistent with the following policies of the Land Use Chapter of the Comprehensive Plan:

moved by Wencl

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

in favor Unanimous

against \_\_\_\_\_

- 1.2 *Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.*
- 1.24 *Support a mix of uses on Mixed-Use Corridors.*
- 1.25 *Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.*
- 1.28 *Promote conditions that support those who live and work along Mixed-Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.*

And the following policies from the Commercial Vitality and Housing sections of the St. Anthony Park Como 2030 Small Area Plan:

- CV1. *Maintain and enhance the commercial character of Como Avenue.*
  - 1.1 *Support proposals in the commercial core for mixed-use development with first floor commercial and upper floor housing.*
- H1. *Promote mixed-use development, especially in the commercial core.*
  - 1.1 *Support proposals in the commercial core for mixed-use development that includes new housing units*

- 4. The proposed zoning is compatible with surrounding uses, including a mix of commercial and residential uses. This is consistent with the intent of the T2 district, which "...encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods."

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Wesenberg Management Group LLC for a rezoning of 28 feet between 2238 Doswell and 2275-2283 Como from B2 Community Business to T2 Traditional Neighborhood be approved.