Legislation Text

File #: RES PH 24-288, **Version:** 1

Amending the West Side Flats Comprehensive Plan at 10 River Park Plaza.

WHEREAS, Pursuant to § 66.344(c) of the Legislative Code, St. Paul Property Group, LLC, in Zoning File 24-078-486, duly petitioned the Planning Commission to amend the West Side Flats Master Plan and Development Guidelines (WSFMP) at portions of 10 River Park Plaza, being legally described as Lots 4 & 5, Block 2, River Park Plaza, PIN 05-28-22-23-0031 and 05-28-22-23-0032, to change the land use designation from Mixed Residential to Office/Light Industrial; and

WHEREAS, the WSFMP was adopted as an addendum to the Saint Paul Comprehensive Plan in 2015. Thus, an amendment to the WSFMP constitutes a Comprehensive Plan Amendment; and

WHEREAS, the Planning Administrator, pursuant to §66.344(c) of the Legislative Code, 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. This minor master plan amendment shall not become effective until: (1) the associated rezoning is approved by the Mayor & City Council; and (2) the WSFMP Comprehensive Plan amendment is approved by the Metropolitan Council; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on October 31, 2024, for the purpose of considering comprehensive plan amendment, and pursuant to §107.03 of the Administrative Code, submitted its recommendation to the Planning Commission for approval; and

WHEREAS, the Planning Commission considered the comprehensive plan amendment at its meeting held on November 15, and recommended approval to the City Council; and

WHEREAS, notice of public hearing before the City Council on said comprehensive plan amendment was duly published in the official newspaper of the City and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the property sought to be amended; and

WHEREAS, Minnesota Statutes sections 462.355 and 473.864 authorize municipalities to amend their comprehensive plans and establish procedures for doing so; and

WHEREAS, the City Council, based upon the recommendation of the Planning Commission, as substantially set forth in the commission's resolution of recommendation No. 24-34 and the report of commission staff under Zoning File No. 24-082-486 dated November 15, 2024 both of which shall be incorporated herein by reference and are further hereby adopted by the City Council as its formal statement of the legislative reasons and rationale for this action;

NOW THEREFORE BE IT RESOLVED, that the Saint Paul City Council hereby adopts the proposed Comprehensive Plan amendment of the West Side Flats Master Plan and Development Guidelines land use map to change the land use designation of a portion of 10 River Park Plaza, being more particularly described as:

Lots 4 & 5, Block 2, River Park Plaza

from Mixed Residential to Office/Light Industrial.

BE IT FINALLY RESOLVED, that staff is authorized to submit the Comprehensive Plan addendum to the Metropolitan Council for review.