

841-857 Grand Avenue

February 19, 2025 – City Council 1st reading

#24-097-753 – Rezone from B2/BC Community Business to T3 Traditional Neighborhood



SAINT PAUL
MINNESOTA

STPAUL.GOV



Location



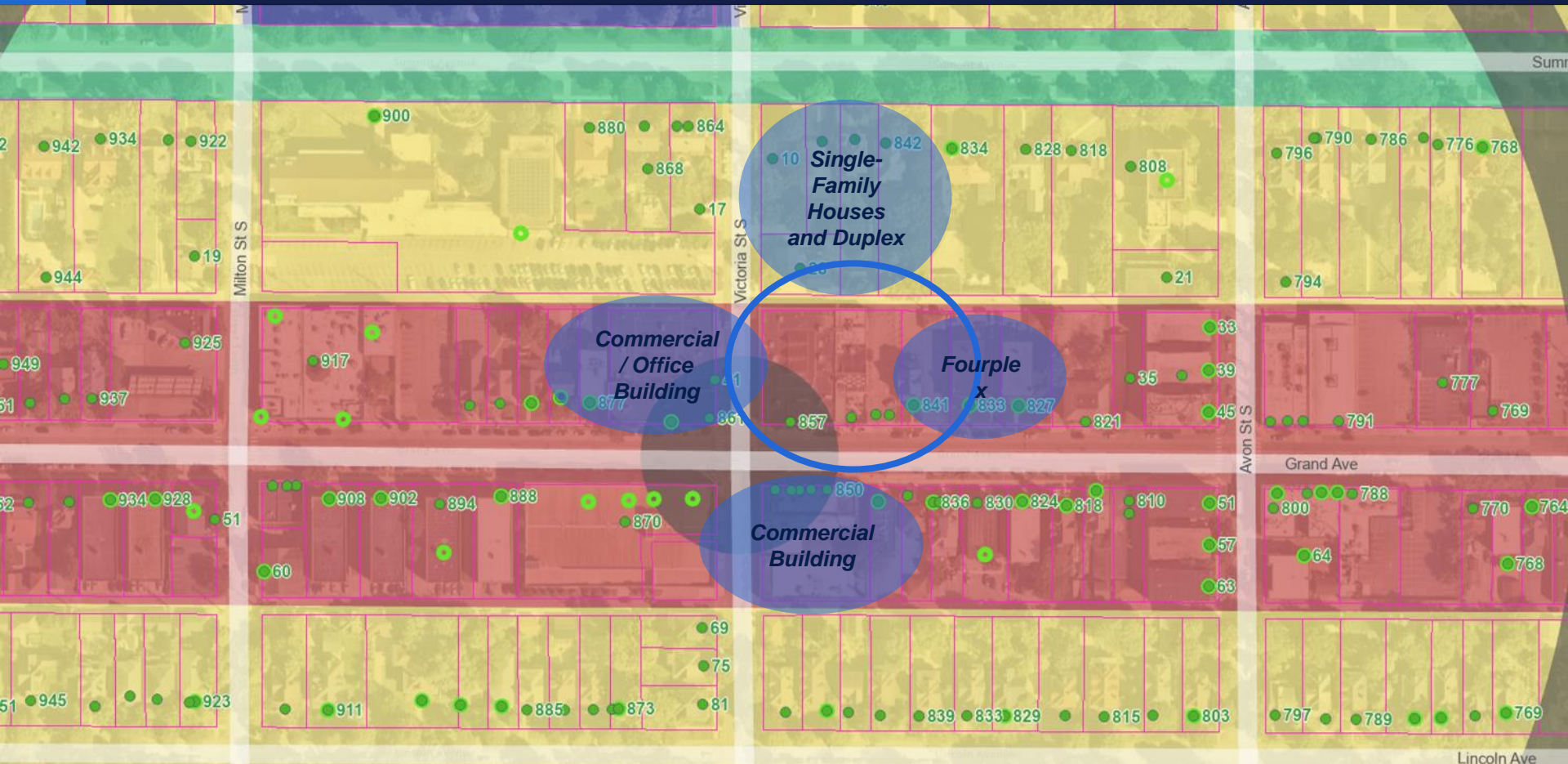


Location





Surrounding Uses





Surrounding Uses



North



South



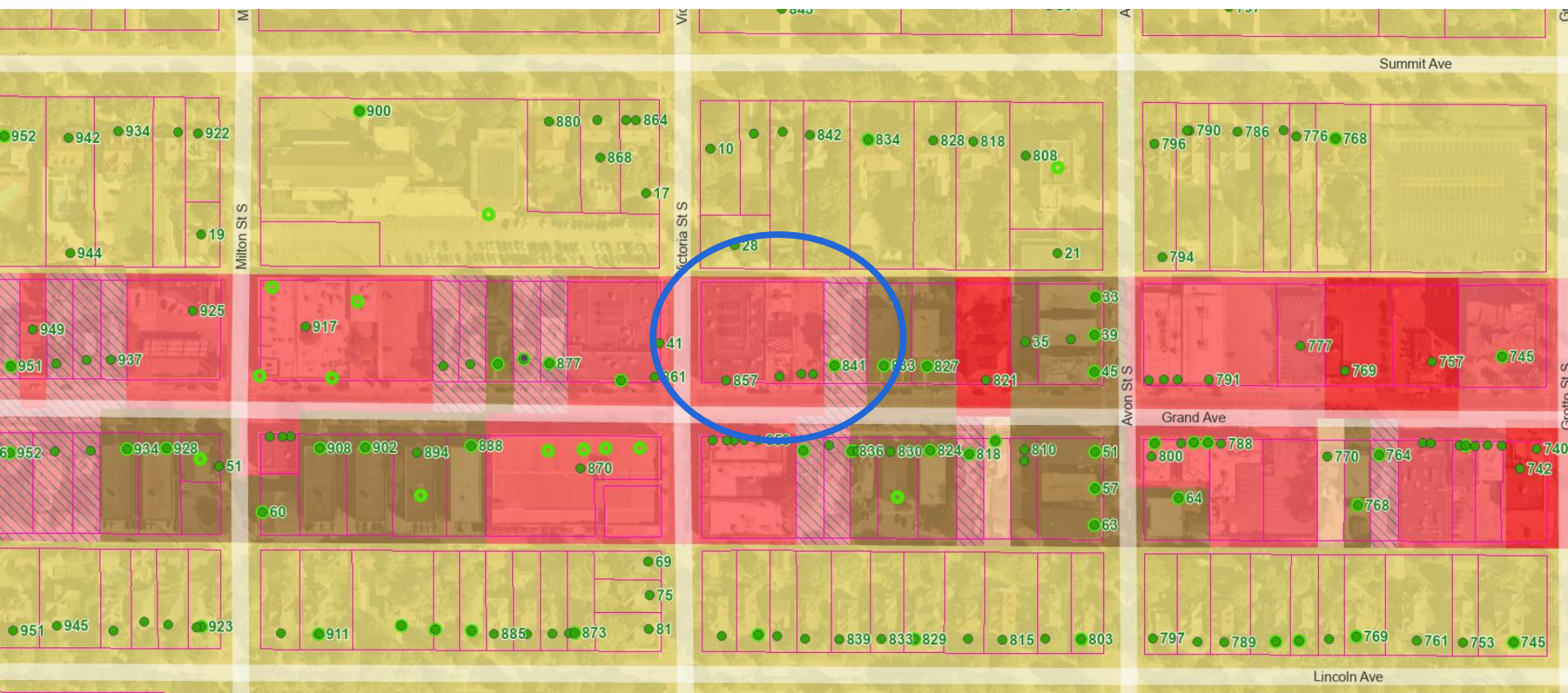
East



West



Zoning





Rezoning

- The proposed zoning is consistent with the way this area has developed.
- The proposed zoning is consistent with the Comprehensive Plan.
- The proposed zoning is compatible with the surrounding uses.



Findings

Rezoning

- The proposed zoning is consistent with the way this area has developed.

Finding is met



Rezoning

- The proposed zoning is consistent with the way this area has developed.
- **The proposed zoning is consistent with the Comprehensive Plan.**

Finding is met

Finding is met



SAINT PAUL FOR ALL
2040 COMPREHENSIVE PLAN

ADOPTED BY THE CITY OF SAINT PAUL
November 18, 2020

LU-1: Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

LU-14: Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

LU-27: Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial streets.

LU-30: Focus growth at Neighborhood Nodes...

H-46: Support the development of new housing, particularly in areas identified as Mixed Use... to meet market demand for living in walkable, transit-accessible, urban neighborhoods.



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- **The proposed zoning is compatible with the surrounding uses.**

Finding is met

Finding is met

Finding is met



PC Recommendation

Planning Commission recommends approval of the proposed rezoning from B2 community business and BC community business (converted) to T3 traditional neighborhood at 841-857 Grand Avenue.

Summit Hill Association (District 16) provided a letter in support

1 letter in opposition

Discussion



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