

# 213 Bates Ave Rezoning

**PEDREZ-  
000466-2026**

**Rezone 213 Bates Avenue from H2 residential to T1  
traditional neighborhood**



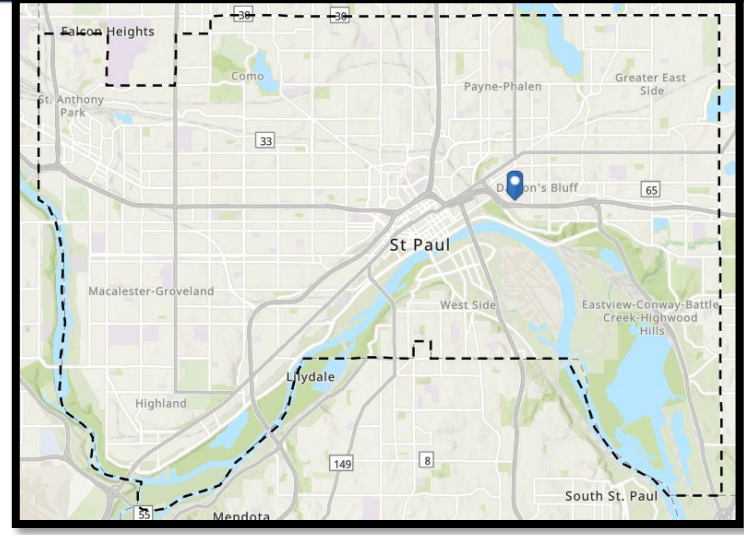
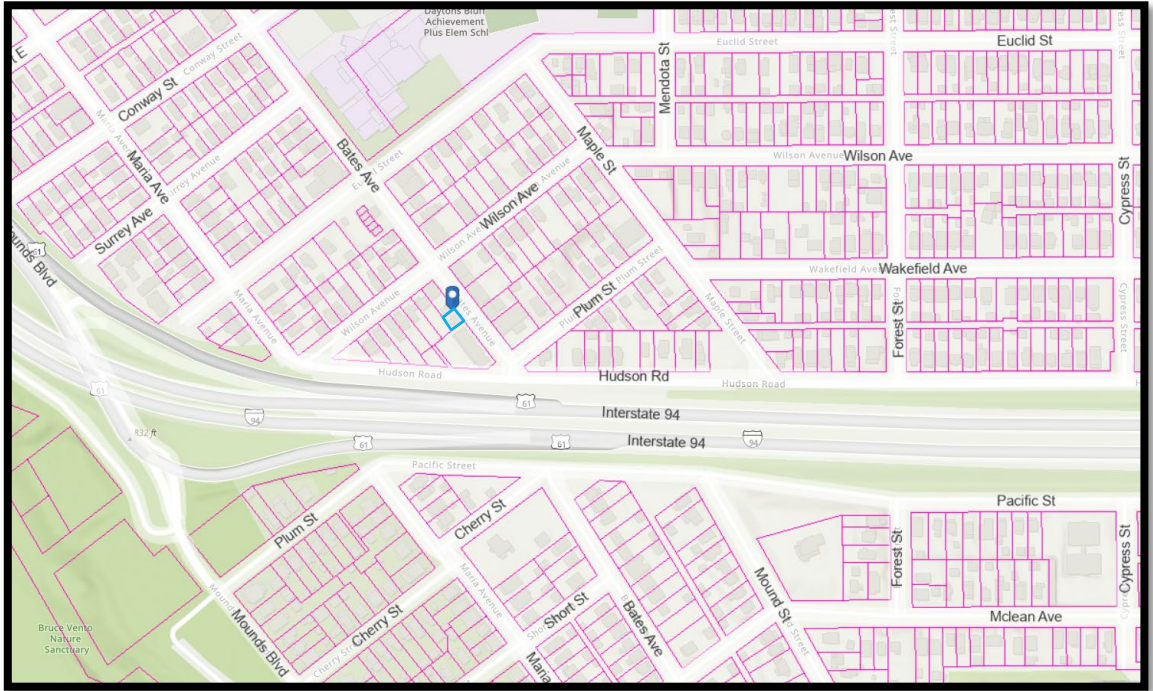
**SAINT PAUL  
MINNESOTA**

**STPAUL.GOV**



# Location

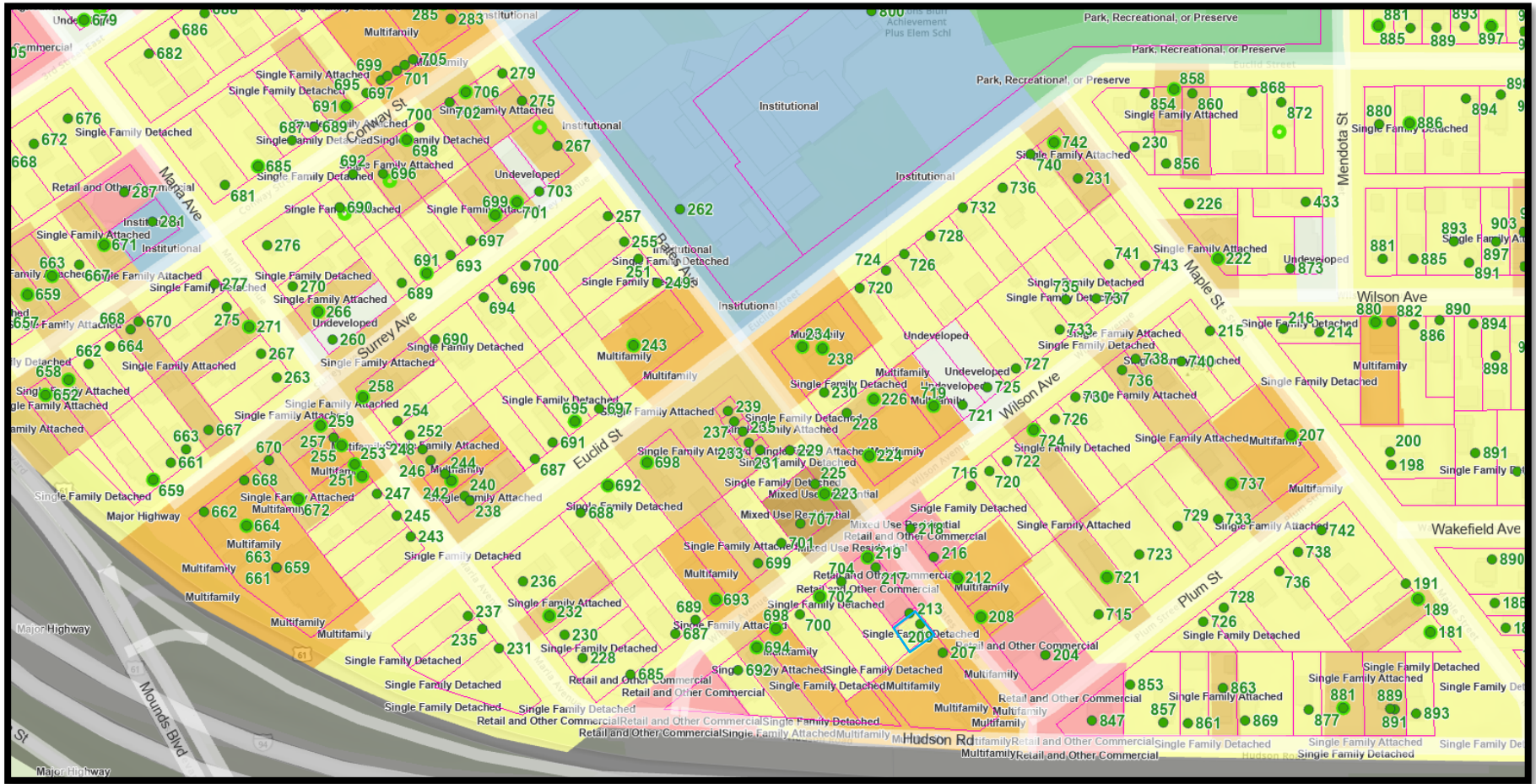
## 213 Bates Ave





# Land Use

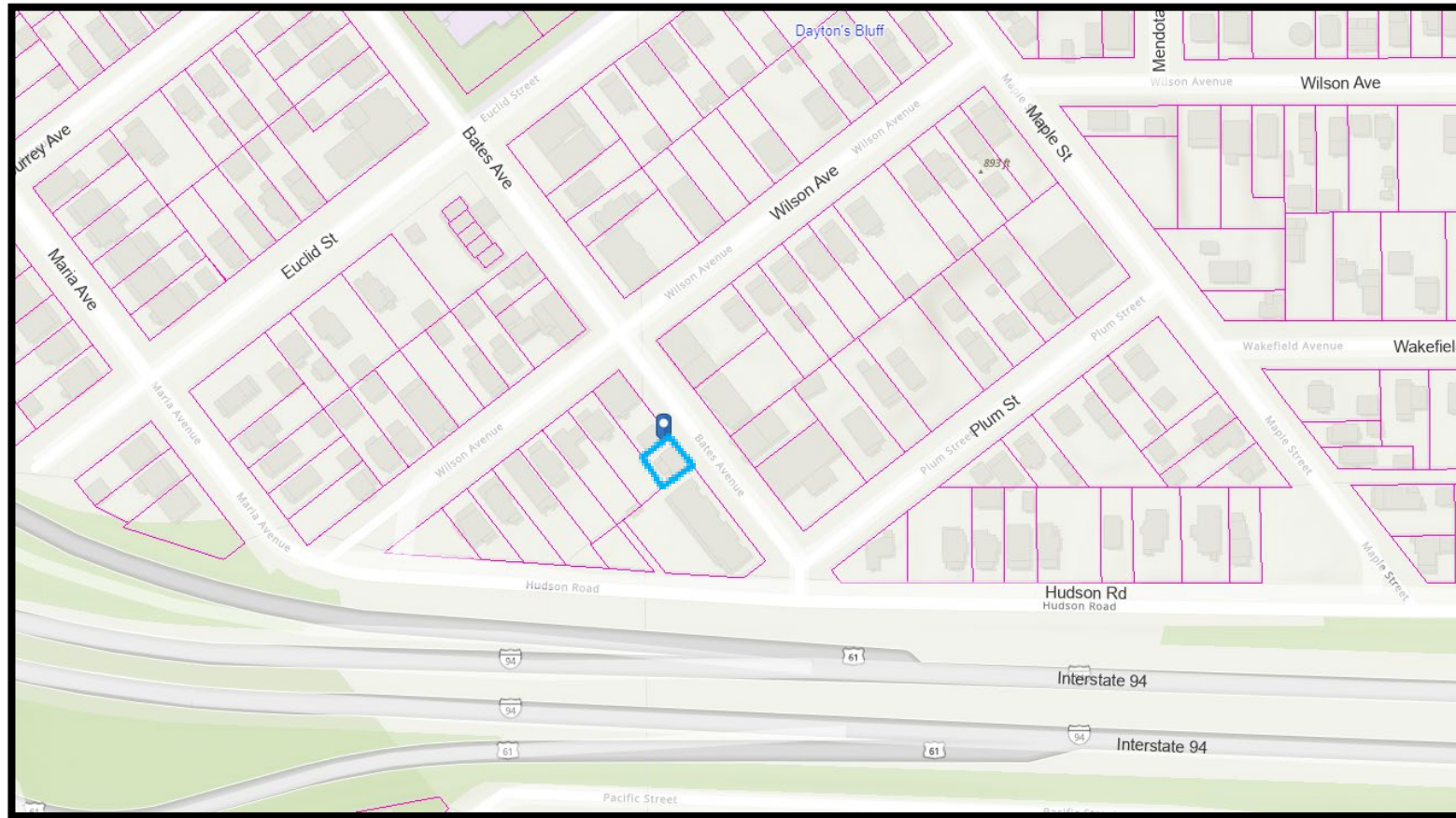
## 213 Bates Ave





# Zoning Application

- **Application:** Rezone 213 Bates Avenue from H2 residential to T1 traditional neighborhood.





## Findings

- **The proposed T1 zoning is consistent with the Comprehensive Plan.**
- **The rezoning contributes to orderly and predictable development.**



## Staff Recommendation

Based on the above findings, staff recommends **approval** of the rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.



## Zoning Case History

- The District 4 Planning Council has not submitted a letter of recommendation.
- Letters in support: 2
- Letters of concern/opposition: 0
- Planning Commission:
  - Recommended approval (7-0)
  - One person spoke in favor

# Questions?

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