Hamm's Brewery Site

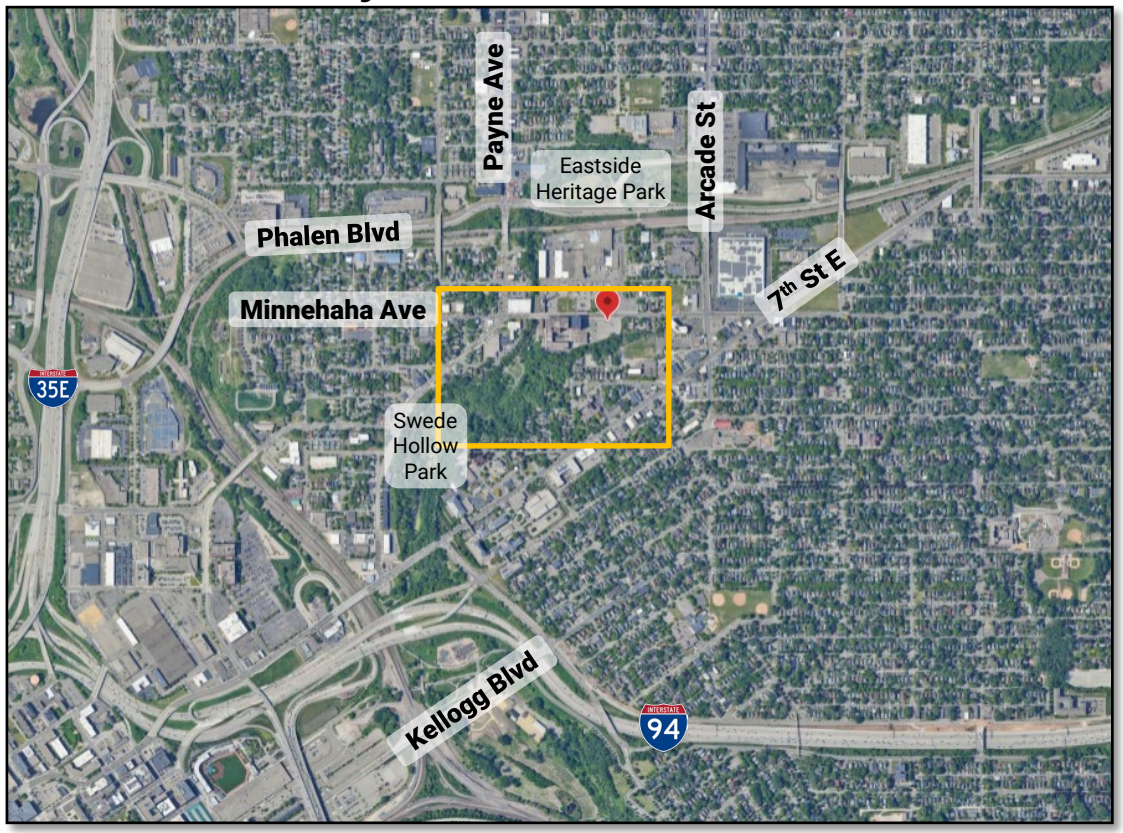
PH 25-2 **Consideration to rezone from I2 general industrial to H2 residential, RM2 medium-density multiple-family residential, and T3 traditional neighborhood**

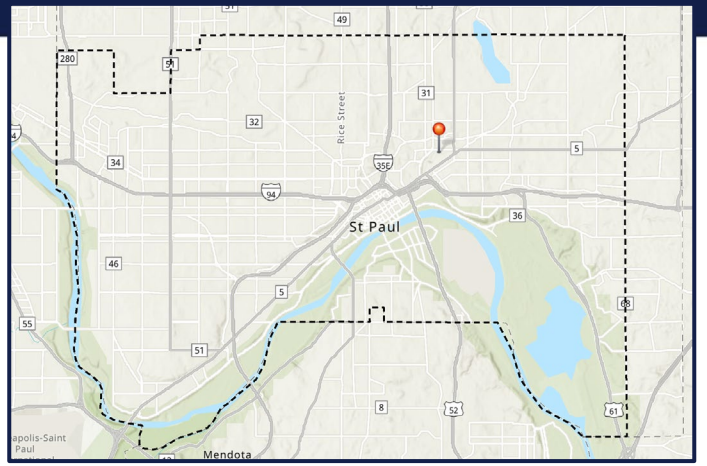
SAINT PAUL
MINNESOTA

STPAUL.GOV

Location

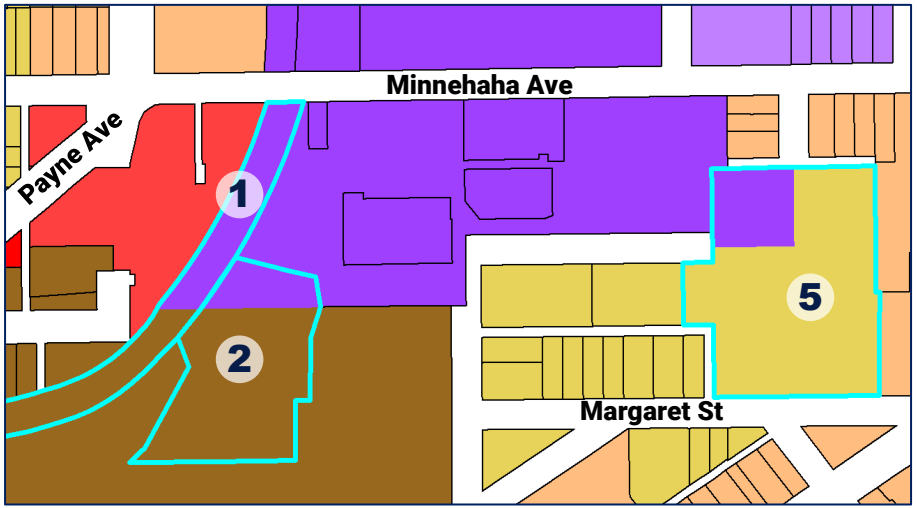
Hamm's Brewery Site



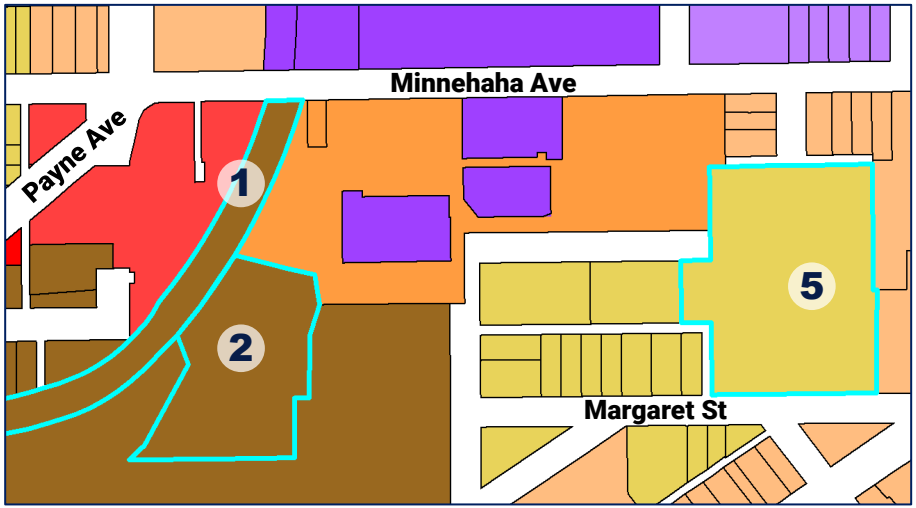


Parcels 1, 2, and 5

Current Zoning



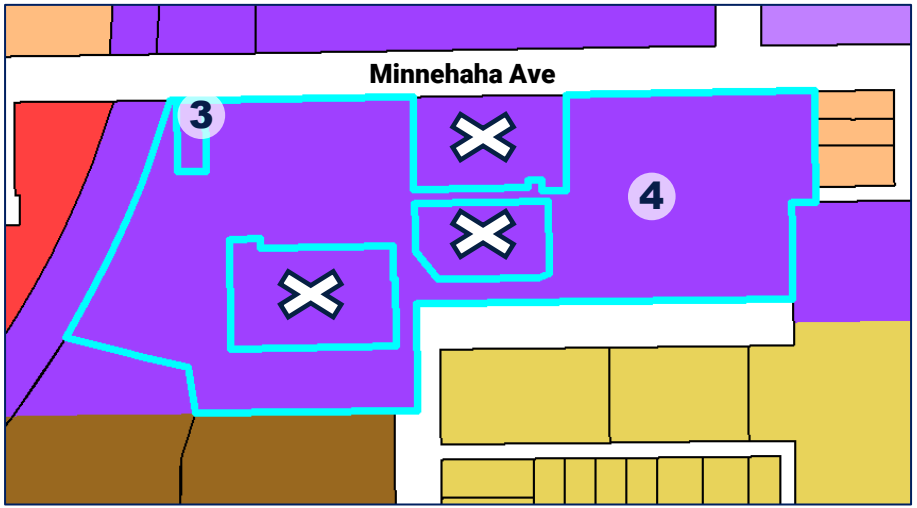
Proposed Zoning



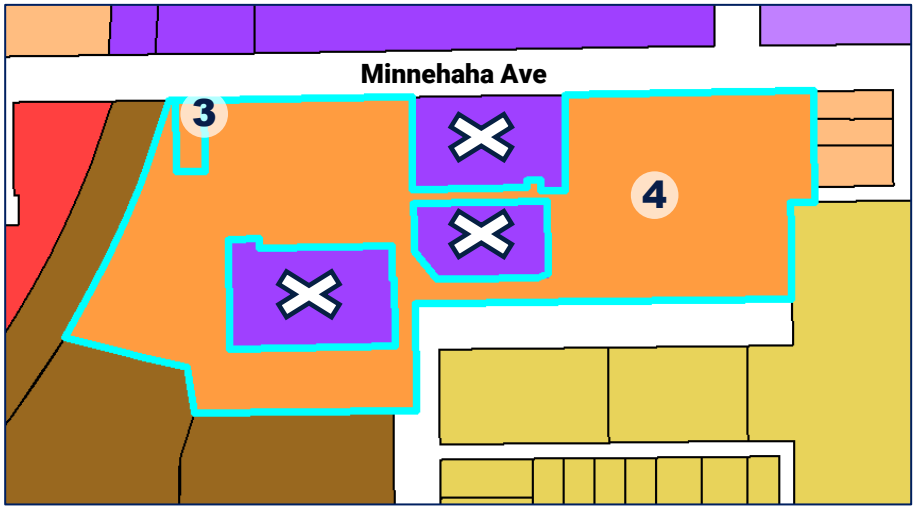
- H2 residential
- RM2 medium-density
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial

Parcels 3 and 4

Current Zoning



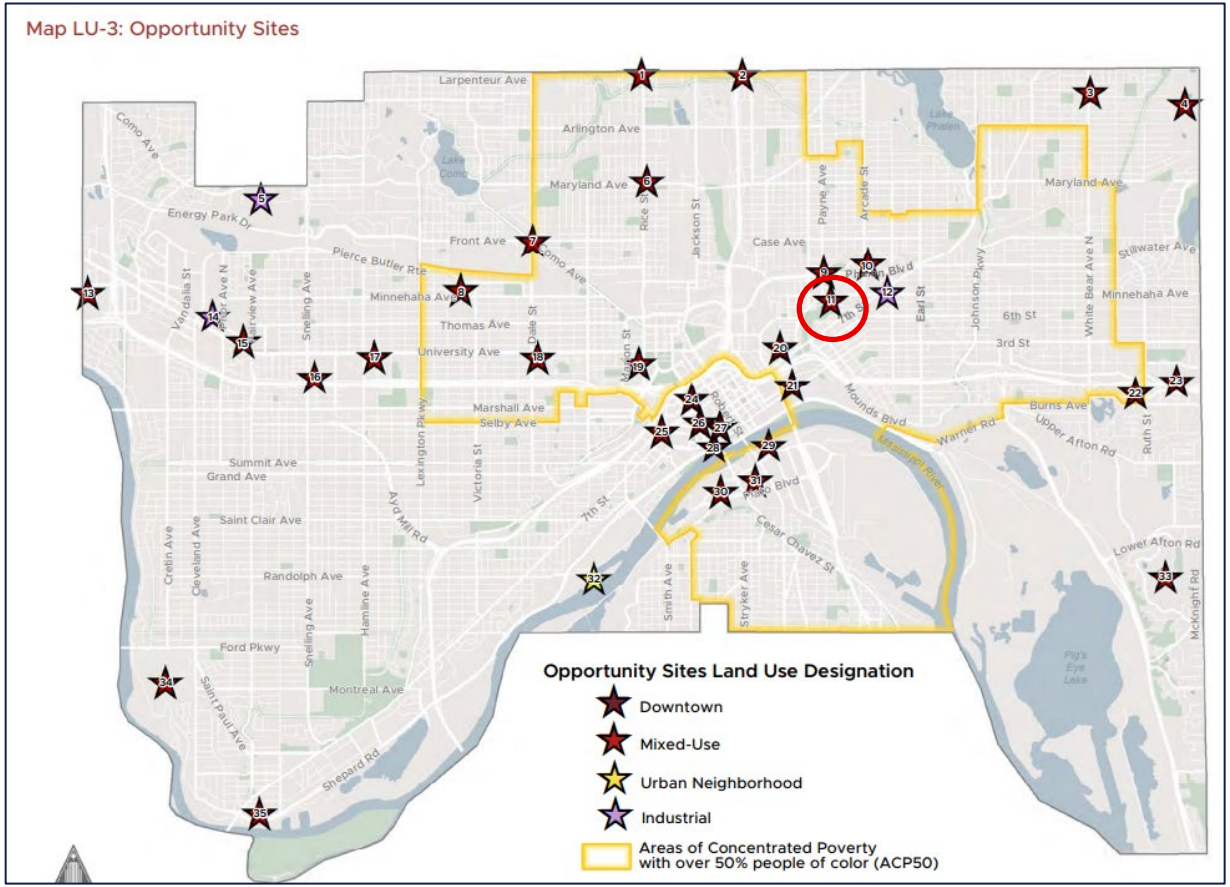
Proposed Zoning



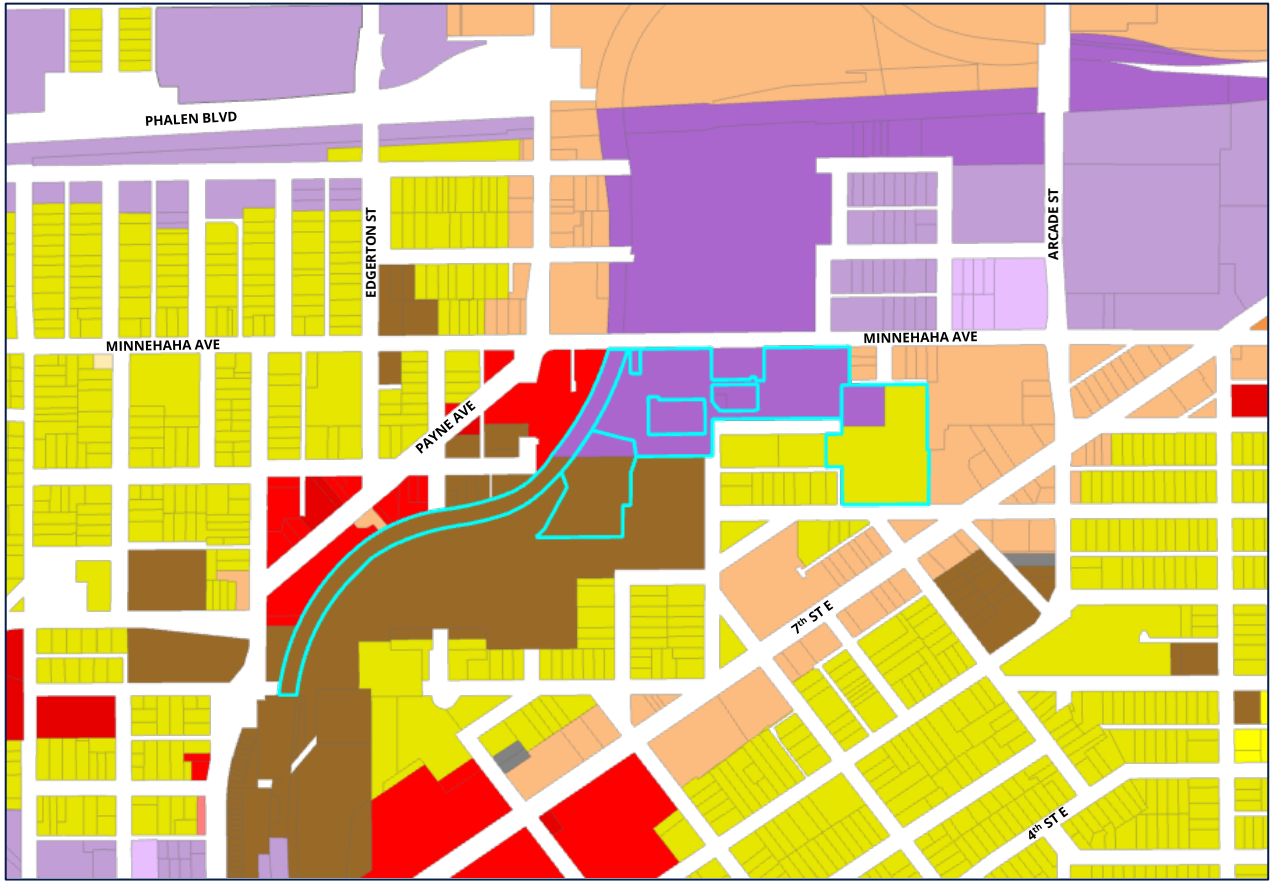
- H2 residential
- RM2 medium-density
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial

Finding: Proposed zoning is consistent with Comprehensive Plan

Policy LU-2. Pursue redevelopment of Opportunity Sites (generally sites larger than one acre identified as having potential for redevelopment) as higher-density mixed-use development or employment centers with increased full-time living wage job intensity, and the appropriate location for community services that are completely absent in the surrounding area



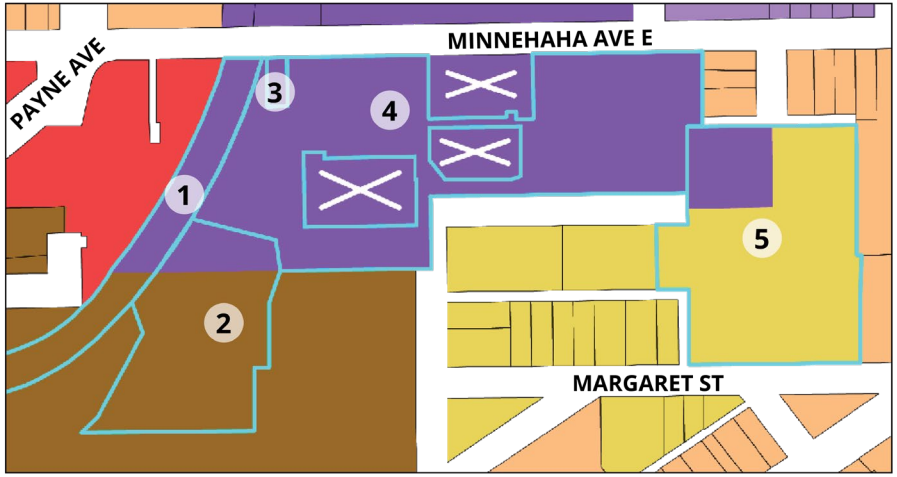
Finding: Proposed zoning does not constitute spot zoning



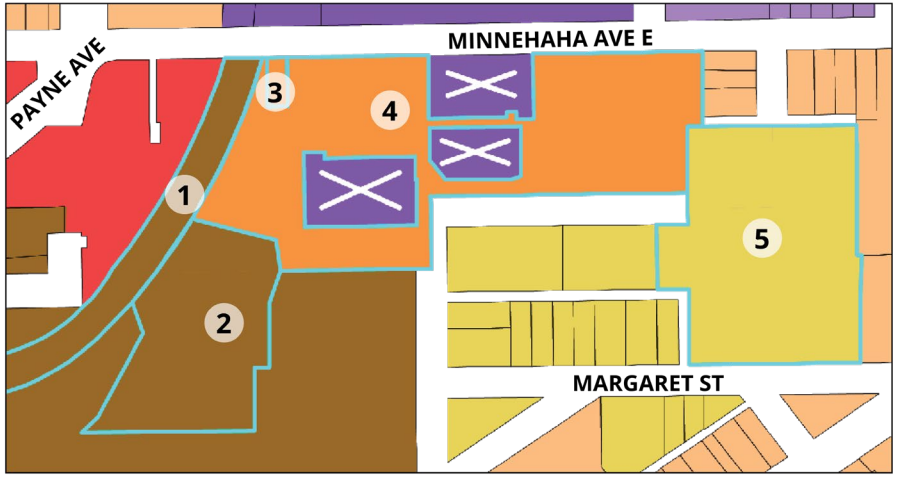
- H2 residential
- RM2 medium-density
- T2 traditional neighborhood
- T3 traditional neighborhood
- B1 local business
- B2 community business
- B3 general business
- IT transitional industrial
- I1 light industrial
- I2 general industrial
- VP vehicular parking

Site

Current Zoning



Proposed Zoning



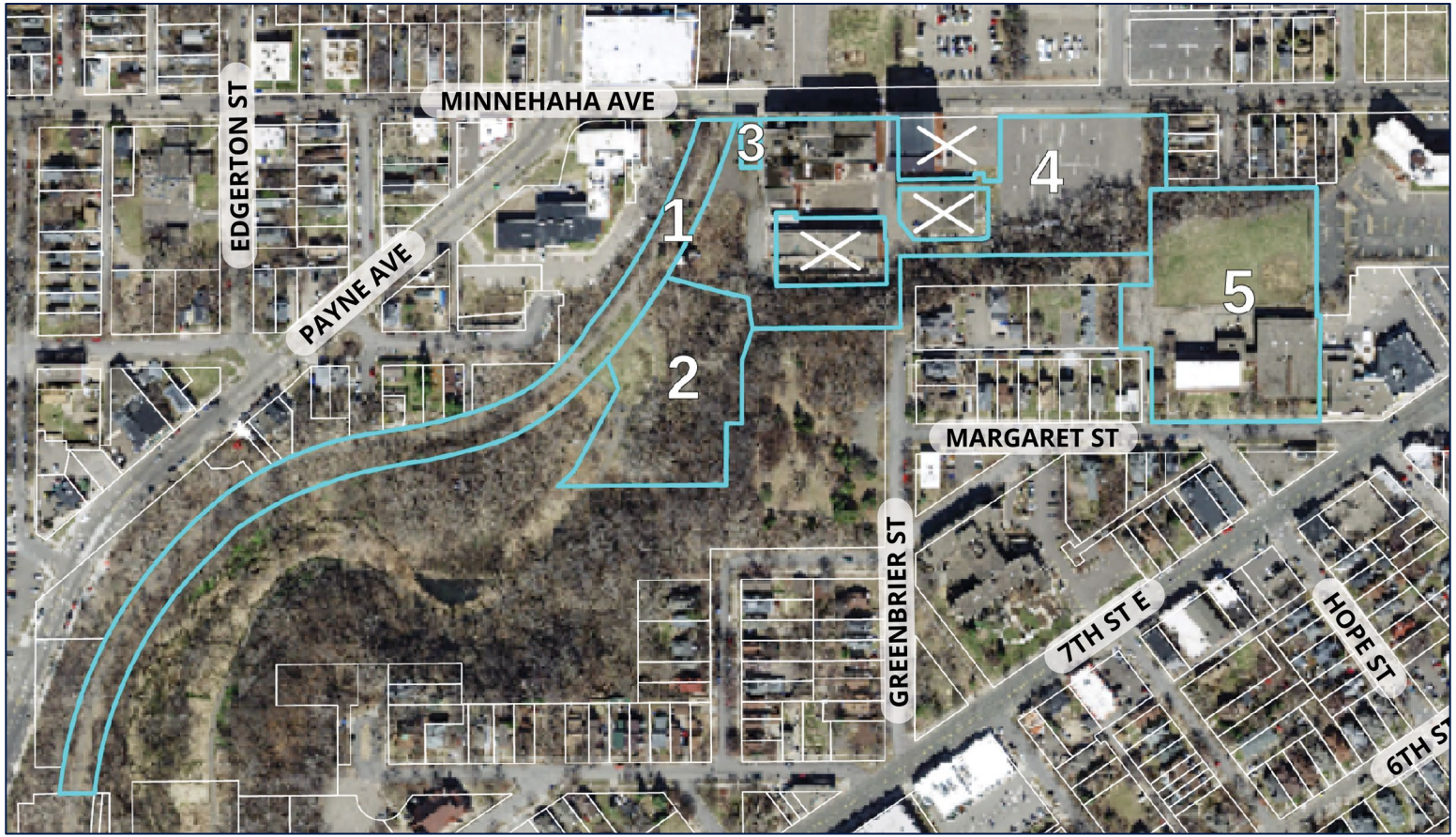
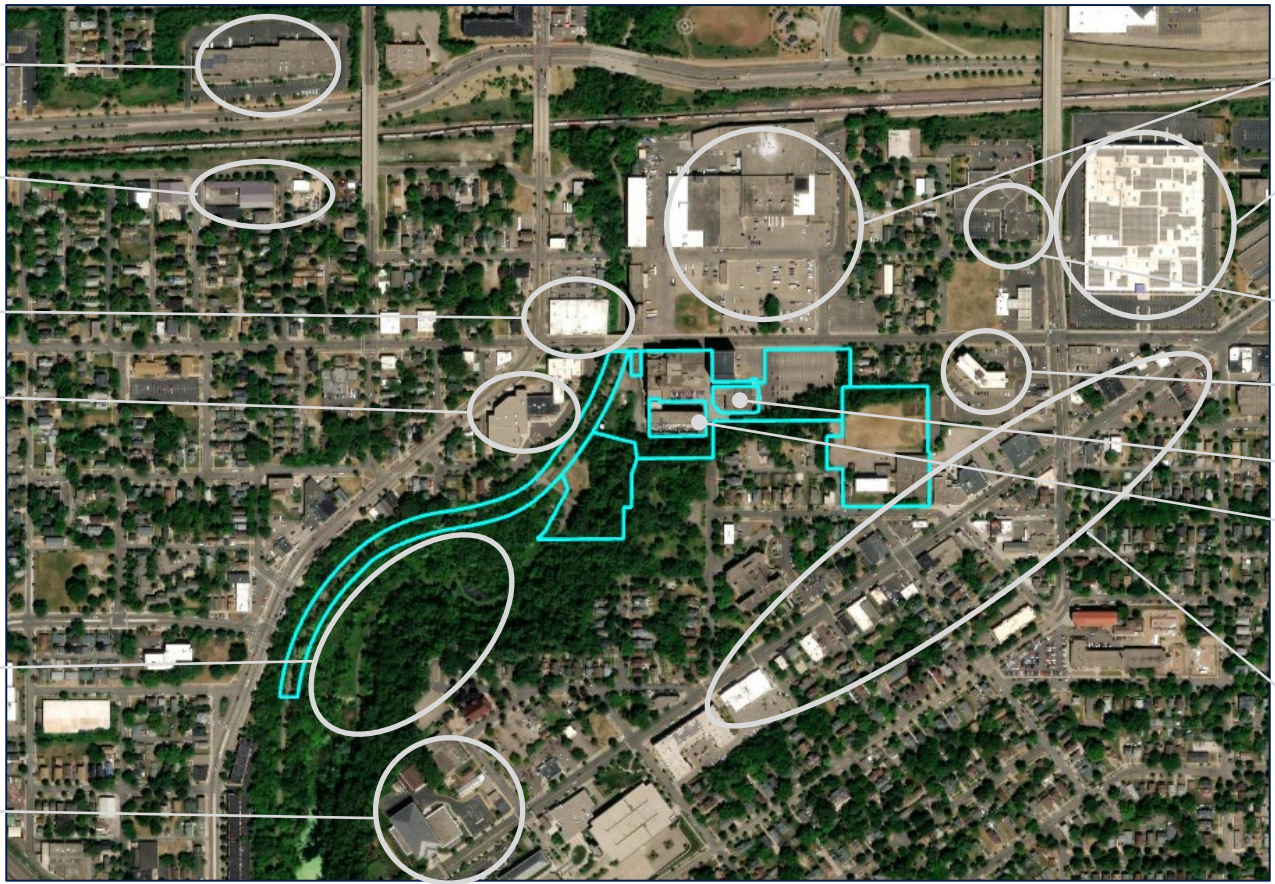
- H2 residential
- RM2 multiple-family
- T2 traditional neighborhood
- T3 traditional neighborhood
- B2 community business
- I1 light industrial
- I2 general industrial

Questions?

Hamm's Brewery Site Rezoning

PH 25-2: Consideration to rezone from I2 general industrial to H2 residential, RM2 medium-density multiple-family residential, and T3 traditional neighborhood

Site


MINNEHAHA AVE
EDGERTON ST
PAYNE AVE
1
2
3
4
5
MARGARET ST
GREENBRIER ST
7TH ST E
HOPE ST
6TH ST

Finding: Rezoning is compatible with surrounding uses