

city of saint paul  
planning commission resolution

file number 23-28

date September 15, 2023

WHEREAS, 2285 Hampden LLC, File # 23-075-366, has applied to rezone from I1 light industrial to IT transitional industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 2285 Hampden Avenue, Parcel Identification Number (PIN) 29.29.23.42.0153, legally described as St. Anthony Park Addition, Lots 5-12 and SE 4 ft. of Lot 4, Block 73, and SW 8 ft. of Lots 5-6, Block 72, and all the land known and marked as "Private Railroad Alley" on the plat of St. Anthony Park, according to the recorded plot thereof, Ramsey County, Minnesota, between Blocks 72 and 73, which lies northwesterly of the southwesterly extension of the northwesterly line of Lot 14, said Block 72, and lies southeasterly of the southwesterly extension of the southeasterly line of said Lot 4, Block 72; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 7, 2023, 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 application is to rezone the property as part of a development project of a five-story mixed-use building with 149 housing units and 5,761 sq. ft. of commercial space, fronting on Hampden Avenue.
2. The proposed zoning is consistent with the way this area has developed. This finding is met. The area has been a transitional area between industrial uses to the north and residential uses to the south. With the introduction to the Green Line LRT, residential uses in the area have intensified given the proximity to transit.
3. The proposed zoning is consistent with the Comprehensive Plan. This finding is met. The 2040 Comprehensive Plan identifies this site as "Industrial" in the future land use map. The property is within the West Midway Industrial Area Plan boundaries. The plan identifies this area as a "Vulnerable Land Use Edge" which means buffering and transitioning from industrial to residential uses. The zoning preserves the ability to site industrial uses, while allowing for the flexibility required for a transitional site. The proposed zoning is clearly consistent with the plan and the proposed housing use is also consistent through the following relevant policy:

*PI-1 Retain and Protect Current Industrial Land from Conversions to Non-Industrial Uses: It is vital to protect the industrial economy in a way that balances*

moved by Reilly

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

in favor Unanimous

against \_\_\_\_\_

*competing land uses while preserving industrial business growth. There will be instances when the market dictates that conversion from industrial to another use is optimal. Such conversions should be considered carefully.*

- a. The City should only convert industrially-zoned lands to nonindustrial uses only in circumstances where development will be high density (either jobs or residential) and proximate to regional transportation.*

This application is consistent with this policy because:

- the rezoning maintains industrial zoning limiting the impact on adjacent properties,
  - the property is proposed of high-density housing, and
  - the property is just over one-half mile from the Raymond Station, a best-practice for the distance people are willing to walk to transit.
4. The proposed zoning is compatible with surrounding uses. This finding is met. The intent of IT is “to provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts [...]” The proposed IT zoning is compatible with the industrial zoning on the block. It allows similar uses to adjacent industrial zoning districts and has design standards intended to ensure compatibility with the RM2 zoning and residential uses across the street.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of 2285 Hampden LLC for rezoning from I1 light industrial to IT transitional industrial for property at 2285 Hampden Avenued be approved.