



Planning Commission Resolution
File Number 26-15
Date May 15, 2026

WHEREAS, AuMer Development Group, LLC, File # PEDREZ-000466-2026, has applied to rezone from H2 residential to T1 low-intensity traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 213 Bates Avenue, Parcel Identification Number (PIN) 33.29.22.32.0174, legally described as Willius Sub of B57 Dayton's Addition, Ex NWLY 105 feet; Lot 23, Block 57; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 15, 2026, 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:

Application Request

The application requests rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.

Zoning Analysis

Rezoning Findings of Fact:

1. The application requests rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.
2. The site is part of the Dayton's Bluff local historic district. It is surrounded by multifamily residential (to the east and southeast, single-family residential (to the west), and commercial uses (to the north and southeast). Nearby commercial uses include a home goods store on the same block, and a bakery and convenience store within three blocks.

moved by Reilly
seconded by Thomas
in favor 7
against Starling (abstained)

3. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the parcel as urban neighborhood, which calls for "...primarily residential areas with a range of housing types" and "Limited neighborhood serving commercial".

The following policies apply:

2040 Comprehensive Plan:

Policy LU-6. Foster equitable and sustainable economic growth by:

1. facilitating business creation, attraction, retention and expansion

Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.

Policy LU-36. Promote neighborhood serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.

Policy HP-15. Utilize historic and cultural resources to:

- foster economic development;
- prevent or minimize displacement of area residents and businesses;

4. The rezoning contributes to orderly and predictable development. The T1 traditional neighborhood zoning district permits a range of residential and low-intensity commercial uses such as barbers and beauty shops, bakeries, coffee shops (without drive-throughs), artist studios, general retail under 5,000 square feet, and general office that are complementary to the mix of multifamily residential and single-family residential in the area, as well as the nearby commercial uses. More intense commercial uses, such as restaurants and larger retail, are not permitted in T1.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of AuMer Development Group, LLC, for rezoning from H2 residential to T1 low-intensity traditional neighborhood at 213 Bates Avenue be approved.