

city of saint paul  
planning commission resolution

file number 22-31

date July 22, 2022

WHEREAS, Fulford Family Partnership LP, File # 22-065-711, has applied to rezone from T2 traditional neighborhood to IT transitional industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 533 & 567 Randolph Avenue, Parcel Identification Numbers (PINs) 12.28.23.23.0095 & 12.28.23.23.0124, legally described as Stinson, Brown and Ramsey's Addition to St. Paul Ex Nly Quadrangular Part Measuring 130ft on W Land 80ft on E Land Subj to Randolph Ave Part S of James Ave and W of Erie St of SW 1/4 of Blk 27 AND Ex Sly 38ft Taken for Randolph Ave; That Pt of the E 160ft of the E 1/2 of Blk 30 Lying Sly of a L Ext from a Pt on the E L of Sd E 1/2 of Blk 30 Dist 128ft Sly from the NE Cor Thereof to a Pt on the W L of Sd E 160ft of the E 1/2 of Sd Blk 30 Dist 165ft Sly from the NW Cor Thereof; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 14, 2022, 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 applicant is seeking to relocate and consolidate towing and auto dealership businesses to the property. The indoor auto sales use, permitted in the IT district, will take place within the existing building. The towing use is also permitted in the IT district, subject to screening requirements for outdoor storage areas for towed vehicles per Sec. 66.541(a). The current T2 zoning restricts the use of the site and building for light industrial users who would find the site attractive and would be motivated to reinvest in the property. The rail parcel to the north is a barrier to the possibility of more extensive mixed-use redevelopment appropriate to T2.
2. *The proposed zoning is consistent with the way this area has developed.* The site has hosted a variety of light industrial uses for decades. This parcel has been surrounded by industrial and railroad uses and the former Schmidt Brewery (see attached 1940 aerial). The uses of the area are consistent with the intent for the IT district:

*The IT transitional industrial district is intended to provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways.*

moved by Syed

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

in favor Unanimous

against \_\_\_\_\_

3. *The proposed zoning is consistent with the Comprehensive Plan.* The Future Land Use Map of the 2040 Comprehensive Plan identifies this area as Mixed-Use, which is described as “areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by the following policies from the plan:

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

*Policy 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 and collector streets.*

4. *The proposed zoning is compatible with surrounding uses.* The site is surrounded by industrial and commercial uses. The parcel immediately south across Randolph Avenue was recently rezoned to I1. The railroad parcel to the north is zoned T2 and the proposed IT zoning will provide a transition from the industrial uses along Randolph to the mixed-uses at the former Schmidt Brewery site.
5. *Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term “applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.* The proposed rezoning is not spot zoning. The proposed IT zone provides a better transition from the industrial uses to the south to the mixed-uses to the north than the current condition. The change to IT allows similar uses to those allowed in I1 the south side of Randolph

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Fulford Family Partnership LP for rezoning from T2 traditional neighborhood to IT transitional industrial for property at 533 & 567 Randolph Avenue be approved.