

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: 325 Commercial Street Rezoning (PEDREZ-000242-2025)

Location	325 Commercial Street
Application Type	Rezoning
Applicant	Xcel Energy
Request	Rezone parcel from H1 Residential to I1 Light Industrial.
Staff Recommendation Summary	Approve
District Council Recommendation	The Dayton's Bluff District Council has not submitted a letter of recommendation at the time of this writing.
Public Hearing Date	1/15/2026
Deadline for Action	2/20/2026
Staff	Stefan Duarte-Breen, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

Parcel Information

PIN	32-29-22-31-00-02
Legal Description	Lot 2, Block 2, Dayton's Bluff RR Addition
Parcel Size	1.08 acres
Existing Land Use	Undeveloped
Zoning	H1 Residential
Surrounding Land Use	North: Highway East: Industrial South: Park West: Railroad
2040 Future Land Use Designation	Industrial/Transportation
History	The subject property was platted in November of 2025 and purchased by the applicant in December of 2025. The adjoining property has been used to operate an electric substation by the applicant, Xcel Energy, since 1980. The applicant intends to

	expand said Electric Substation in order to distribute electricity in the City of Saint Paul.
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Figure 1. Aerial map of Subject Parcel

Application Request

The application requests the rezoning of the purchased parcel from H1 Residential to I1 Light Industrial in order to facilitate the expansion of the Dayton's Bluff electric substation owned by the applicant.

Zoning Analysis

Rezoning Findings of Fact:

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcel as Industrial and Transportation. The uses allowed in the proposed I1 zoning district are compatible with the future land use designation. The following policies apply:

2040 Comprehensive Plan

Policy LU-44. Identify and assemble industrial sites within close proximity to logistics networks, including interstate freeways, river terminals, rail and other cargo/commodity shipping facilities.

Policy LU-51. Support efforts to combine small parcels in industrial zones in order to allow for uses requiring larger building footprints.

2. The rezoning contributes to orderly and predictable development. The uses allowed in the I1 zoning district, including industrial, utilities, transportation, and park uses are complimentary to the uses in the surrounding area.

Action

Recommended Motion

Move to adopt the staff recommendation to rezone the property from H1 Residential to I1 Light Industrial.

Additional Options

- Deny the rezoning
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

Attachments

Xcel Energy

That part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 29 North, Range 22 West described as follows:

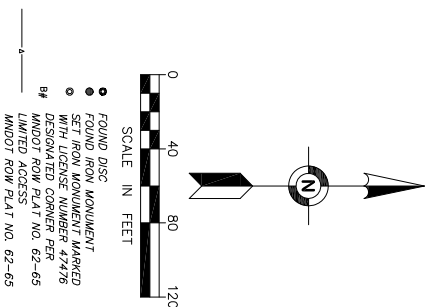
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1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 AD).
2. The area of the proposed purchase area described hereon is 47,078 square feet or 1.08076 acre, more or less.
3. The area of the proposed temporary easement area described hereon is 18,637 square feet or 0.42785 acre, more or less.

I hereby certify that this survey plan, or report, was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: February 9, 2024.
 Date of signature: March 26, 2024.

Eric A Roeser
Minnesota License No. 47476
eroeser@fnsurvey.com



**PROPOSED
REZONING EXHIBIT**

PROPERTY ADDRESS:
Dayton's Bluff Substation
325 Commercial Street
Saint Paul, Minnesota 55106

SHEET 1 OF 1

CONSENT TO REZONE

The undersigned property owners consents to the rezoning of property owned by Northern States Power Company a Minnesota corporation in Ramsey Copunty, MN and depicted on teh attached Exhibit A and labeled Property Purchase Area, does hereby consent to the rezoning of the property from Residential to Industrial.

IN TESTIMONY THEREOF, the undersigned has hereunto executed this instrument this 22 day of December, 2025.

Property Owner	Property ID	Signature	Date
Ramsey County Regional Railroad Authority	322922310050	<u>Jean Krueger</u>	<u>12/21/2025</u>
Northern States Power Co.	322922420047	<u>Bri Sulli</u>	<u>12/22/2025</u>

EXHIBIT A

Please refer to the next page.



4/8/2024

Brian E. Sullivan
Xcel Energy
414 Nicollet Mall 6th Floor
Minneapolis, MN 55401

Troy Livgard
Xcel Energy
414 Nicolett Mall
Minneapolis, MN 55401

RE: **Conditional Approval of Site Plan 23-010689** – 325 Commercial St. – Dayton's Bluff Substation

Greetings Brian and Troy,

February 27, 2024, you met with City staff to discuss the site plan for reconstruction and expansion of the existing substation. The comments from the Site Plan Review Committee meeting have been added to your electronic file in the form of "Checklist Items" "Changemarks", a summary of the written checklist items and conditional approval notes are summarized below.

The Site Plan is Conditionally Approved subject to the following conditions:

Conditional Site Plan Approval

- To provide project updates in response to staff comments, upload an updated Site Plan package to the City of St. Paul's Electronic Plan Review System (planreview.stpaul.gov/ProjectDox) for review by the Site Plan Review Committee.
- Utilize the "Group Management Task" in the ProjectDox task list to add or remove project members collaborating on the Site Plan Review. The project team, not City staff, is responsible for sharing information and coordinating updates among project professionals including the status of the site plan review, building plan review, and permits.
- Site Plan Review decisions may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan decision shall be filed with the Zoning Administrator.
- The Site Plan Review Approval process only encompasses design approval. Construction and Utility Permits required for your project will result in additional reviews and requirements. Please plan your project accordingly.
- Building permits will not be issued until the Site Plan receives Final Approval.
- Final Site Plan Review Approval will be issued after City Staff sign-off on the updated Site Plan. A Final Site Plan Approval decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission.

TABLE



Leave a response to each "Not Met" Checklist Item in the "Applicant Response" column of ProjectDox. If you have questions about a specific reviewer comment, reach out directly to that reviewer. Their email addresses are listed in the "Department Review Status" report, available in your ProjectDox file.

More information around ways to communicate with your reviewers can be found on our website <https://www.stpaul.gov/departments/safety-inspections/electronic-plan-review/using-electronic-plan-review>

For general process or ProjectDox information contact a Site Plan Review Coordinator at 651-266-9008 or SitePlanReview@ci.stpaul.mn.us

Thank you for choosing to do business in Saint Paul.

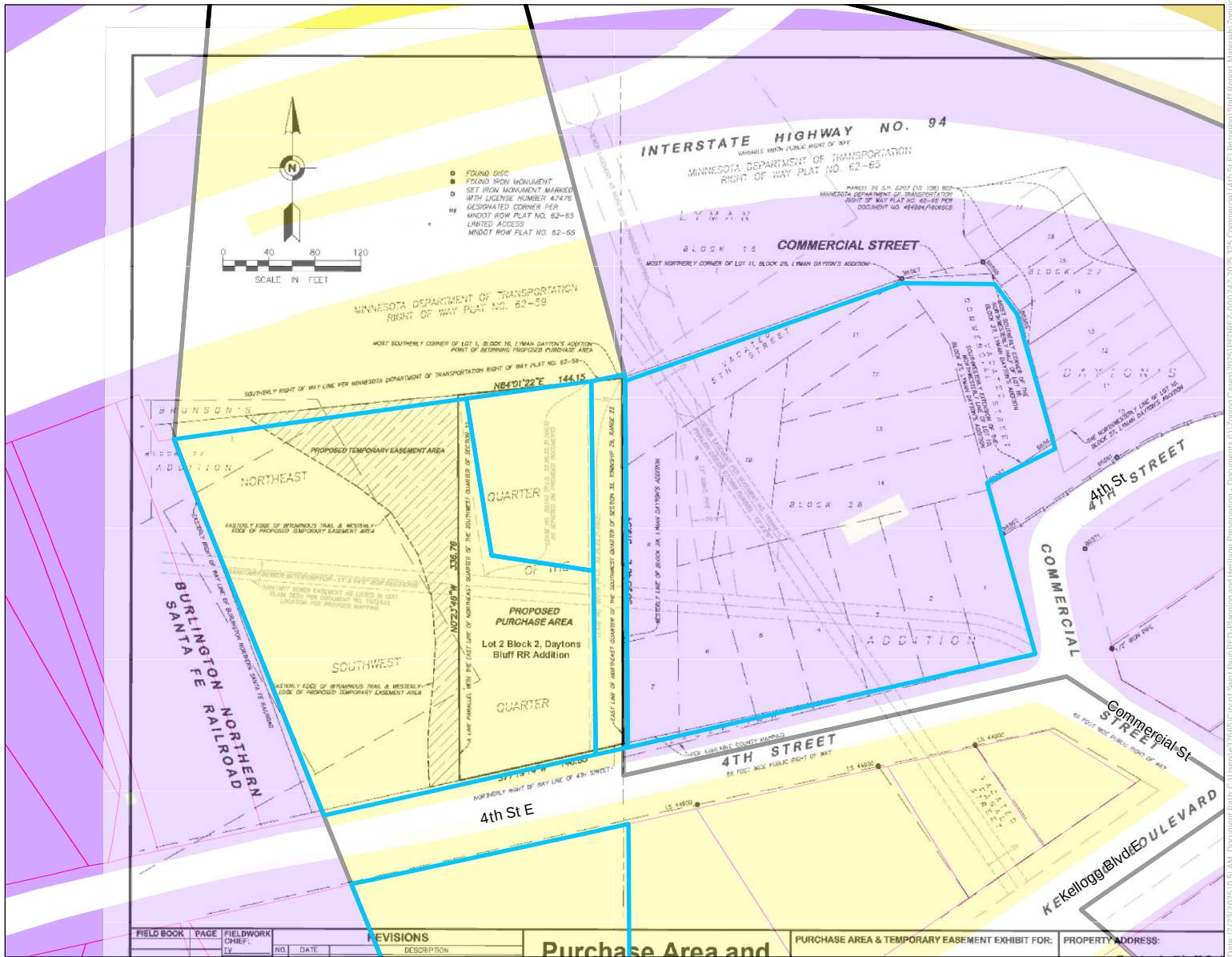
Report prepared by:

Ashley Skarda
Site Plan Review Coordinator

cc: File, Site Plan Review Committee, City Council Ward 7 Office, Dayton's Bluff Community Council

Application of Xcel Energy Zoning map

application number: PEDREZ-000242-2025 ▪ type: Rezoning ▪ date: 12/23/2025 ▪ planning district: 4



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- RL One-Family Large Lot
- H1 Residential
- H2 Residential
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family

- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business

- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial

- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

Data sources include the following, Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways. All other data, including zoning data, reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.

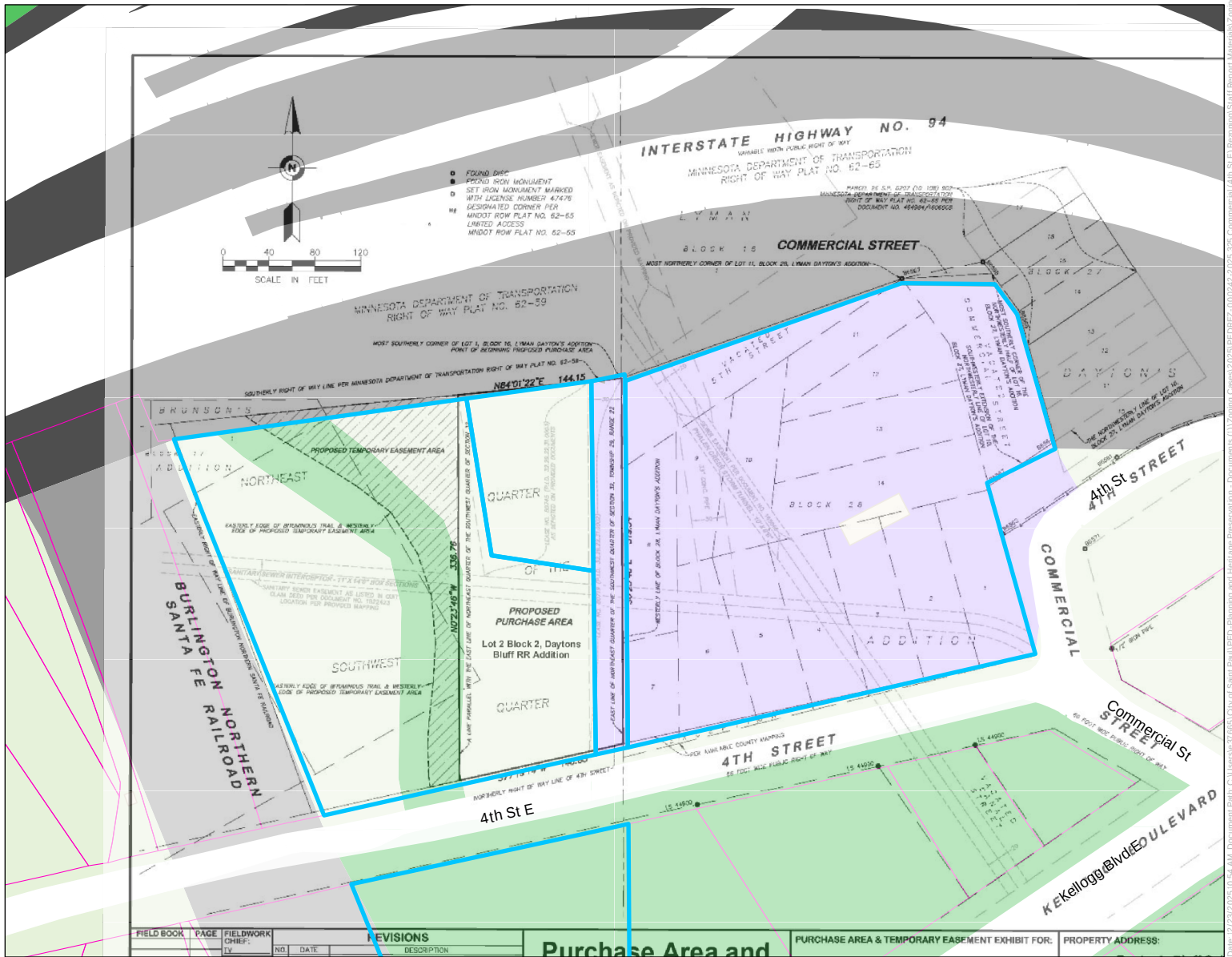


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Feet

Application of Xcel Energy Land use map

application number: PEDREZ-000242-2025 ▪ type: Rezoning ▪ date: 12/23/2025 ▪ planning district: 4



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Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

Park, Recreational or Preserve

- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

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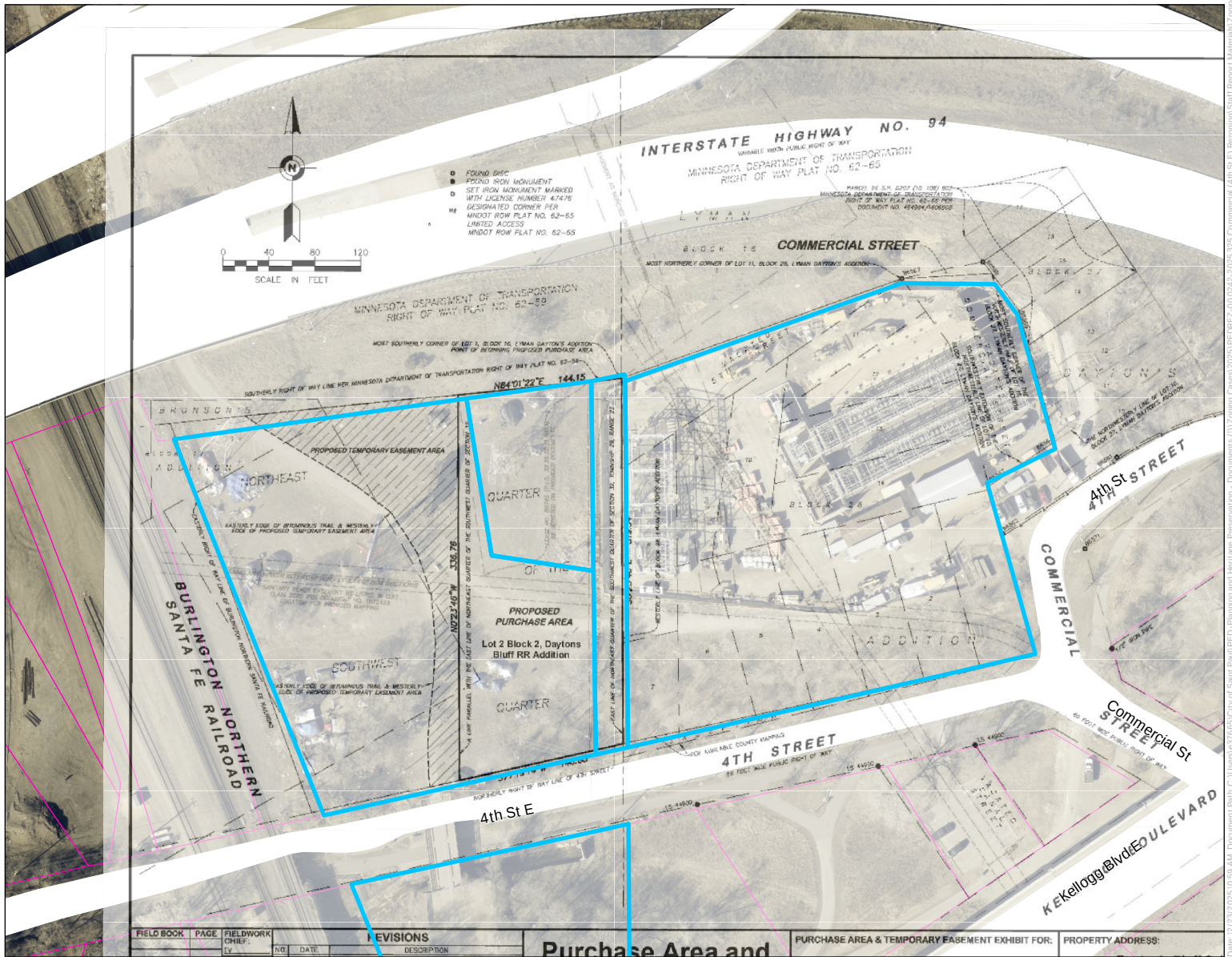


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Application of Xcel Energy Aerial map

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Data sources include the following. Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways, aerial imagery from most recent Nearmap flight imagery (usually within a few months of map date), copyright Nearmap 2015-. All other data reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.



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