

City of Saint Paul  
Planning Commission Resolution  
File Number 25-8  
Date February 21, 2025

WHEREAS, St. Paul Property Group, LLC, File # 24-078-480, has applied to rezone from T3M traditional neighborhood with master plan to ITM transitional industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 10 River Park Plaza, Parcel Identification Number (PIN) 05.28.22.23.0032, legally described as Lots 4 and 5, Block 2, River Park Plaza; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 13, 2025, held a public hearing at which all people 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 requests a rezoning from T3M traditional neighborhood with master plan to ITM transitional industrial with master plan to develop a building to be used for offices, warehousing, and light manufacturing.
2. The proposed ITM zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Mixed-Use, which allows commercial and industrial uses that are compatible with nearby residential. The IT district's intent is to *"provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways"* and the permitted uses in the district reflect that.

The proposed rezoning would create a transition zone between I2 general industrial and T3M traditional neighborhood, which is consistent with the policies in the West Side Community Plan and the WSFMP.

The following policies apply:

**2040 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.

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

- Facilitating business creation, attraction, retention and expansion;
- Growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure;
- Supporting business, real estate and financial models that keep more money

moved by Taghioff  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_

locally, such as locally-owned businesses, local-prioritized employment, employee-owned business and commercial land trusts;

**Policy LU-8.** Ensure that zoning and infrastructure support environmentally and economically efficient, resilient land use development.

**West Side Community Plan (2013):**

**LU1.** Support land use that balances the housing, commercial, industrial, ecological, agricultural and green space needs of the community.

**West Side Flats Master Plan & Development Guidelines (2015):**

**Principle 1.** Integrate a broad mix of complementary land uses throughout the neighborhood that offer people opportunities for living, working, commerce, entertainment and recreation.

3. The proposed zoning is compatible with the surrounding uses. The proposed ITM zoning acts as a buffer between the broad range of uses permitted in the T3 district west of the subject parcels and the primarily industrial uses permitted in the I2 district northeast of them. The IT district's intent is to *"provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways"*.
4. The proposed zoning is consistent with the way this area has developed. With the passage of the WSFMP in 2015, the parcels zoned I1 south of the subject parcels were rezoned to ITM to create an employment center that was more compatible with residential and commercial uses and to be a transition zone from the surrounding industrial uses. The proposed rezoning would extend the transition zone to buffer the area zoned T3M that is designated as mixed residential on the WSFMP from the area zoned I2.
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 ITM zoning would not constitute spot zoning because it adjoins a large area zoned ITM. The uses are consistent with the allowable uses in the area and the proposed zoning acts as a buffer between the I2 and T3M districts.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of St. Paul Property Group, LLC for rezoning from T3M traditional neighborhood with master plan to ITM transitional industrial with master plan for property at 10 River Park Plaza be approved.