

city of saint paul
planning commission resolution
file number 11-94
date December 2, 2011

WHEREAS, MGM Properties LLC, File # 11-296-310, has applied for a rezoning under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at the approximately northerly 35 feet of 1105, 1111, 1117, 1121 and 1125 California Avenue W, between Lexington and Dunlap, Parcel Identification Number (PIN) 222923110054, 222923110055, 222923110056, 222923110057, and 222923110058. Full legal descriptions are in the file; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 22, 2011, 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 proposes to construct and maintain a 14,820 s.f. Walgreens pharmacy and general merchandise store on the southwest corner of Lexington Parkway and Larpenteur Avenue, with 47 surface parking spaces on the west and south sides of the building. The development site would be 48,519 s.f., comprised of two existing commercial parcels fronting on Larpenteur; the north portions of Lots 22 through 28 of Block 1, Clifton Dale, fronting on the north side of California Avenue; and the east-west alley from Lexington Parkway between Larpenteur and California. The application for rezoning applies to the north portion of Lots 22 through 28, varying from 35.4 feet at the western end to 35.71 feet at the eastern end. These lots are currently developed with single family houses. The remainder of the California parcels would be reconfigured, resulting in four parcels, each with a minimum of 5,000 s.f. One house on California would be demolished and garages for the remaining four parcels would be reconstructed with access off of California; currently their access is off the east-west alley. The applicant has also requested the vacation of the alley and an adjustment of common boundaries (ZF# 11-296-711) to create the larger commercial property and the reconfigured residential lots. Once the alley is vacated and the commercial site is developed, a T-turnaround would be constructed for parcels on the western end of the block.
2. The proposed zoning is consistent with the way this area has developed. The Lexington/Larpenteur intersection has been developed with retail commercial uses and the parcels fronting on California have been developed with single family residential uses. These

moved by Kramer
seconded by _____
in favor 15 with 2 abstentions (Perrus, Oliver)
against _____

uses reflect the 1975 Zoning Code maps and the versions that preceded it, which depict commercial uses along Larpenteur and residential uses on California. The extension of the commercial district southward from Larpenteur is consistent with the manner in which the area has been developed.

3. The proposed zoning is consistent with the Comprehensive Plan. The area, including both the Lexington/Larpenteur intersection and the residential neighborhoods to the south, is designated as an Established Neighborhood in the Comprehensive Plan. Established Neighborhoods are characterized by single family housing and commercial areas at the intersection of arterial and collector streets that serve adjacent residential neighborhoods. Policy 1.7 of the Land Use Plan states: "Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods." The summary of the District 10 Como Plan update, adopted in 2007, states the "District 10 Community Council aims to maintain and promote businesses that serve neighborhood residents and visitors. In particular, the community seeks to develop and improve commercial nodes along major points of entry into the neighborhood, including . . . along Larpenteur Avenue."
4. The proposed zoning is compatible with the existing commercial uses along Larpenteur. The proposed zoning would extend the commercial district southward from Larpenteur by approximately 30 feet. The residential uses along California, south of the commercial district, would remain, with the parcels reconfigured to comply with the requirements of the R4 single family residential district.
5. The petition for rezoning was found to be sufficient on November 2, 2011: 25 parcels eligible; 17 parcels required; 17 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, recommends to City Council, that the application of MGM Properties LLC for a rezoning for property at located at the approximately northerly 35 feet of 1105, 1111, 1117, 1121 and 1125 California Avenue W, between Lexington and Dunlap, be approved.