

Staff Report

Saint Paul City Council

Zoning Application: 732 Central Ave (PED-IUP-000446-2026)

Location	732 Central Avenue
Application Type	Interim Use Permit
Applicant	Graham Development & Consulting LLC obo T-Mobile
Request	Interim use permit (§ 462.3597) for temporary cellular telephone antenna on a 76' monopole tower (§ 65.310)
Staff Recommendation Summary	Approval with a condition
District Council Recommendation	Summit-University Planning Council has not provided a recommendation at the time of this writing.
Public Hearing Date	May 6, 2026
Deadline for Action	June 14, 2026
Staff	Chris Hong, 651-266-6572, chris.hong@ci.stpaul.mn.us

Parcel Information

PIN	352923410227
Legal Description	See file
Parcel Size	1.55 acres
Existing Land Use	Church and surface parking lot
Zoning	H1 residential, RM1 low-density multiple-family residential
Surrounding Land Use	North: Residential (H1, RM1) East: Residential (RM1) South: Residential (H1, RM1), Interstate 94 West: Residential (H1)
2040 Future Land Use Designation	Urban Neighborhood
History	The subject parcel has been the site of the Pilgrim Baptist Church since 1928.



Figure 1. Aerial Map of Subject Parcel

Application Request

The zoning application requests an interim use permit (IUP) to allow temporary cellular telephone antennas on a 76' monopole tower at 732 Central Ave W. The proposed IUP would expire on April 27, 2027. The request is precipitated by a T-Mobile tower being decommissioned in early April 2026. The decommissioned tower was located approximately a quarter-mile from the proposed location. The proposed temporary tower is to provide coverage until a permanent tower can be constructed that is expected to be incorporated into a forthcoming development on the site.

Zoning Analysis

Interim Use Permit Standards:

Minnesota State Statute § 462.3597 Subd. 2. lists the standards that must be met for an interim use of property to be granted.

(a) *The use conforms to the zoning regulations.*

The condition is met. The subject parcel is split-zoned H1 residential and RM1 low-density multiple-family residential. "Antenna, cellular telephone" is a use permitted in both zoning districts.

(b) *The date or event that will terminate the use can be identified with certainty.*

This condition is met. The applicant has proposed that the IUP would expire on April 27, 2027.

(c) *Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.*

This condition is met. Permission of the use will not require the public be responsible for its future operation or removal.

(d) *The user agrees to any conditions that the governing body deems appropriate for permission of the use.*

This condition is met. The application states that it agrees to the conditions the City Council deems appropriate for permission of the use.

Development Standards and Conditions:

Zoning Code §65.310 lists the standards and conditions for cellular telephone antenna. These standards are not required to be met to grant an IUP, but may be considered in the approval process. The proposal would not meet the typical standard for minimum setback from residential properties. §65.310(d)(2) states, “Antennas shall not be located in a required front or side yard and...shall be set back one (1) times the height of the antenna plus thirty-eight (38) feet from the nearest residential building.” In this case, a setback of 114 feet would be required, while only 55 feet is provided. The IUP will allow a vital service to be provided until adjacent development is complete that incorporates new antennas on a permanent basis. It is important that a time limit is placed on the IUP to ensure that the proposed temporary use remains temporary, in conformance with state law.

Action

Recommended Motion

Move to adopt the staff recommendation to approve an interim use permit to allow temporary cellular telephone antennas on a 76’ monopole tower at 732 Central Ave W, subject to the following condition:

1. The use shall be terminated by April 27, 2027.

Additional Options

- Deny the interim use permit
- Add or change conditions
- Lay over

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