

city of saint paul
planning commission resolution
file number 13-47
date November 1, 2013

WHEREAS, O'Reilly Auto Parts, File # 13-236-068, has applied to rezone from VP Vehicular Parking to B2 Community Business District under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1653-1659 Huron Street, Parcel Identification Number (PIN) 222923120002, 222923120003, and 222923120004, legally described as Chelsea Heights Lot 4, 5, and 6 Blk 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on October 24, 2013, 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 has requested that the zoning on 1653-1659 Huron Street be changed from VP Vehicular Parking to B2 Community Business. The applicant owns the parcel to the north, which is zoned B2 Community, and would like to redevelop the three subject lots consistent with the B2 district. The subject parcels have been part of a commercial use for at least 40 years and, to allow for more flexibility in site design.
2. The proposed zoning is consistent with the adjacent B2 zoning and the way this area has developed.
3. The proposed zoning is consistent with the Comprehensive Plan future land use designation of Existing Neighborhood. Policy LU-1.7 states: "Permit neighborhood serving businesses compatible with the character of the Established Neighborhoods [future land use category]." Discussion of this policy says: "the use should occur at the intersection of two streets, either arterials or collectors, located on a transit route where commercial development currently exists." The subject parcels are part of an existing B2 commercial district at the intersection of Larpenteur and Hamline Avenues. Larpenteur is an arterial with a bus route, and Hamline is a collector.
4. The proposed zoning is compatible with existing uses along Larpenteur Avenue, including a multi-family residential complex to the east and a small drive-up restaurant to the west. This property has been in commercial use for at least 40 years and this rezoning makes it no less compatible with the adjacent single-family attached and single-family detached homes to the south. District Council 10 has requested four conditions to mitigate any negative impacts to the neighborhoods. This has been forwarded to the Department of Safety and Inspections to review as part their site plan review process.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of O'Reilly Auto Parts Parts to rezone from VP Vehicular Parking to B2 Community Business District for property at 1653-1659 Huron Street be approved.

moved by Nelson
seconded by _____
in favor Unanimous
against _____