

city of saint paul
planning commission resolution
file number 15-47
date July 24, 2015

WHEREAS, Northern Iron of St. Paul LLC, File # 15-133-357, has applied for a rezoning from VP Vehicular Parking to IT Transitional Industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 877 Wells Street, Parcel Identification Number (PIN) 282922320078 through 282922320083 plus part of 282922320084, legally described as Lots 21-27 Chas Weides Rearrangement of Block 6 of Nelson's Addition; and WHEREAS, the Zoning Committee of the Planning Commission, on July 16, 2015, 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 application requests rezoning from VP to IT at 877 Wells Street, a 25,732 square foot parcel between Mendota Street and Forest Street.
2. The proposed zoning is consistent with the way this area has developed. The IT zoning is an effective transition from an adjacent active industrial site to the south and a commercial site to the west, to the residential uses north and east.
3. The proposed zoning is consistent with the Comprehensive Plan, which designates the property primarily as Industrial, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The District 5 Payne-Phalen Plan and the Phalen Corridor Middle Section Plan contain no provisions specific to the request.
4. The proposed IT zoning is compatible with the surrounding uses, serving as an effective transition between the adjacent industrial and commercial uses to the residential uses. IT zoning permits a limited range of industrial uses intended to be compatible with nearby residential districts.
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 IT zoning does not constitute "spot zoning". IT provides a transitional zoning between the adjacent I2 and R4 districts in that it allows some uses permitted in the adjacent I2 zoning to the south, such as a rental storage facility, indoor auto sales, or a wholesale establishment, but not other, more intense I2 uses such as a recycling

moved by Wencl
seconded by _____
in favor Unanimous
against _____

collection center, general industrial, or a solid waste transfer station. The T2 zoning to the west also allows nonresidential uses, such as grocery stores, service businesses with workshops, and limited production and processing (up to 15,000 square feet without a conditional use permit). R4 allows a narrower range of uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Northern Iron of St. Paul LLC for a rezoning from VP Vehicular Parking to IT Transitional Industrial for property at 877 Wells Street be approved.