1059 Maryland Avenue

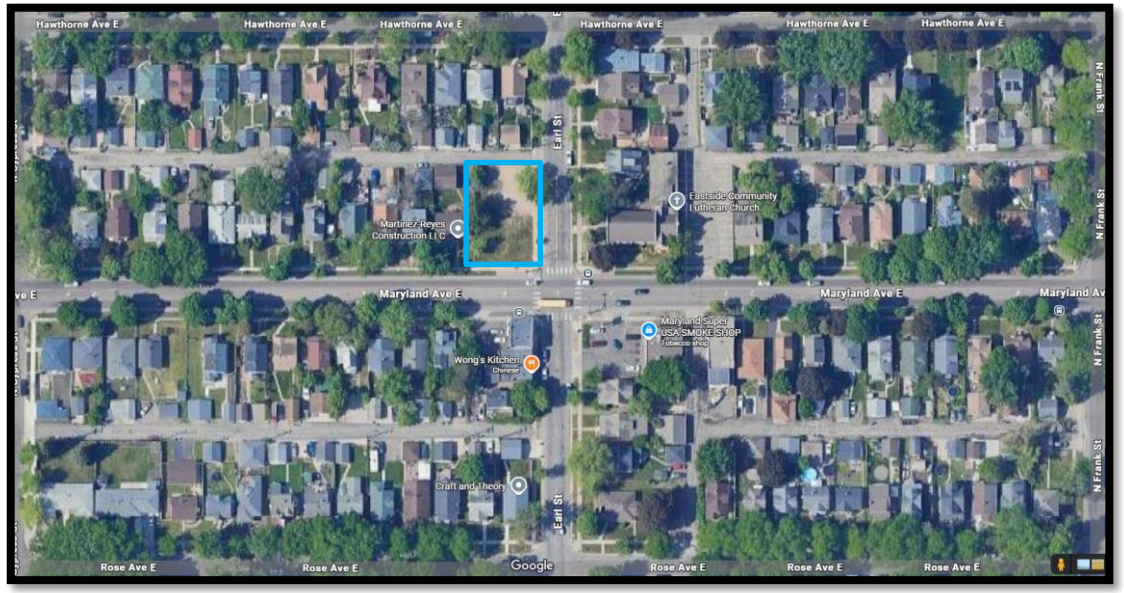
#25-055-586 **Rezone from B2 Community Business to T2 Traditional Neighborhood**

SAINT PAUL
MINNESOTA

STPAUL.GOV

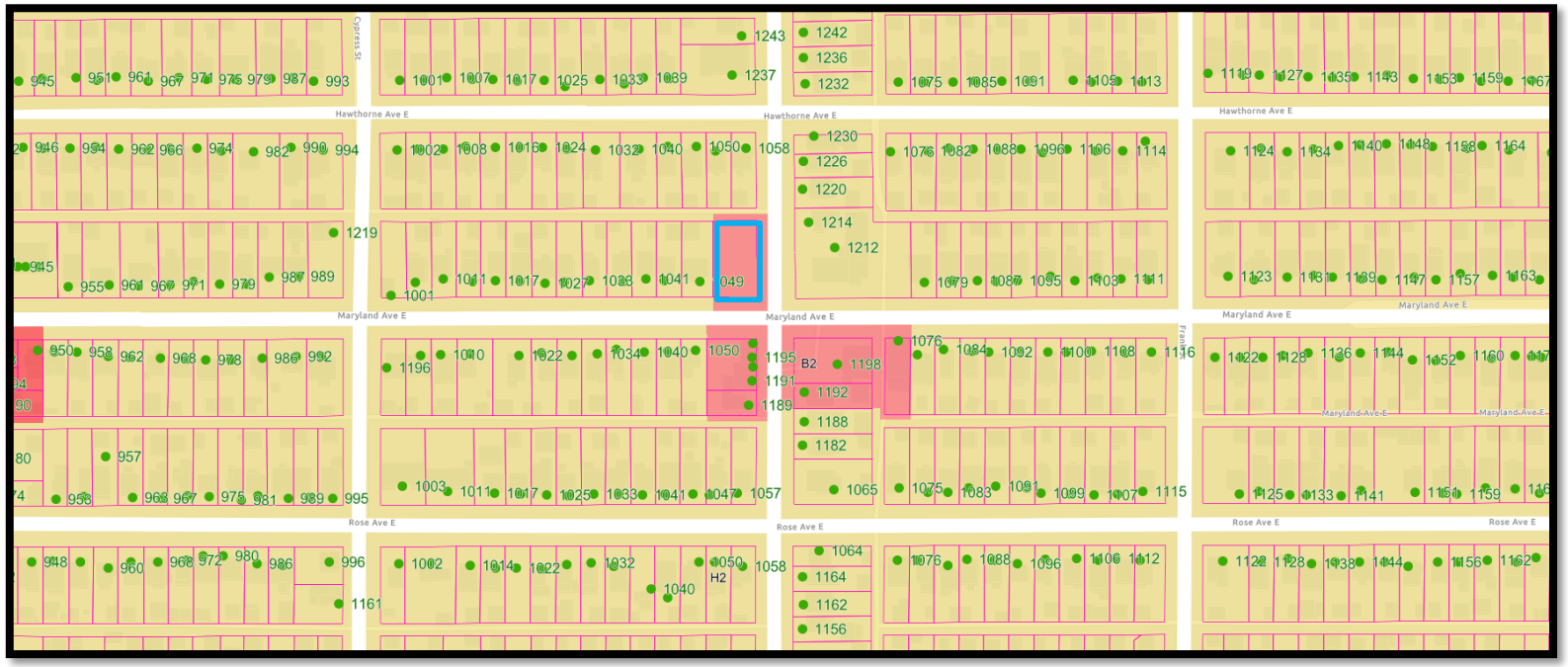
Location

1059 Maryland Avenue

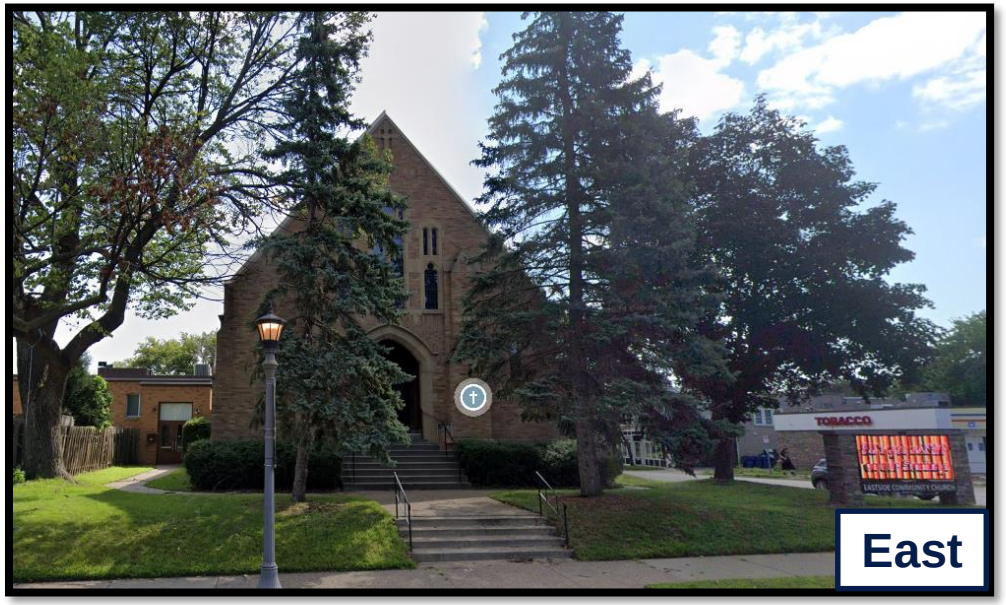


Land Use & Zoning

- **North:** Single-family residence **(H2)**
- **East:** Church **(H2)**
- **South:** Restaurant **(B2)**
- **West:** Single-family residence **(H2)**

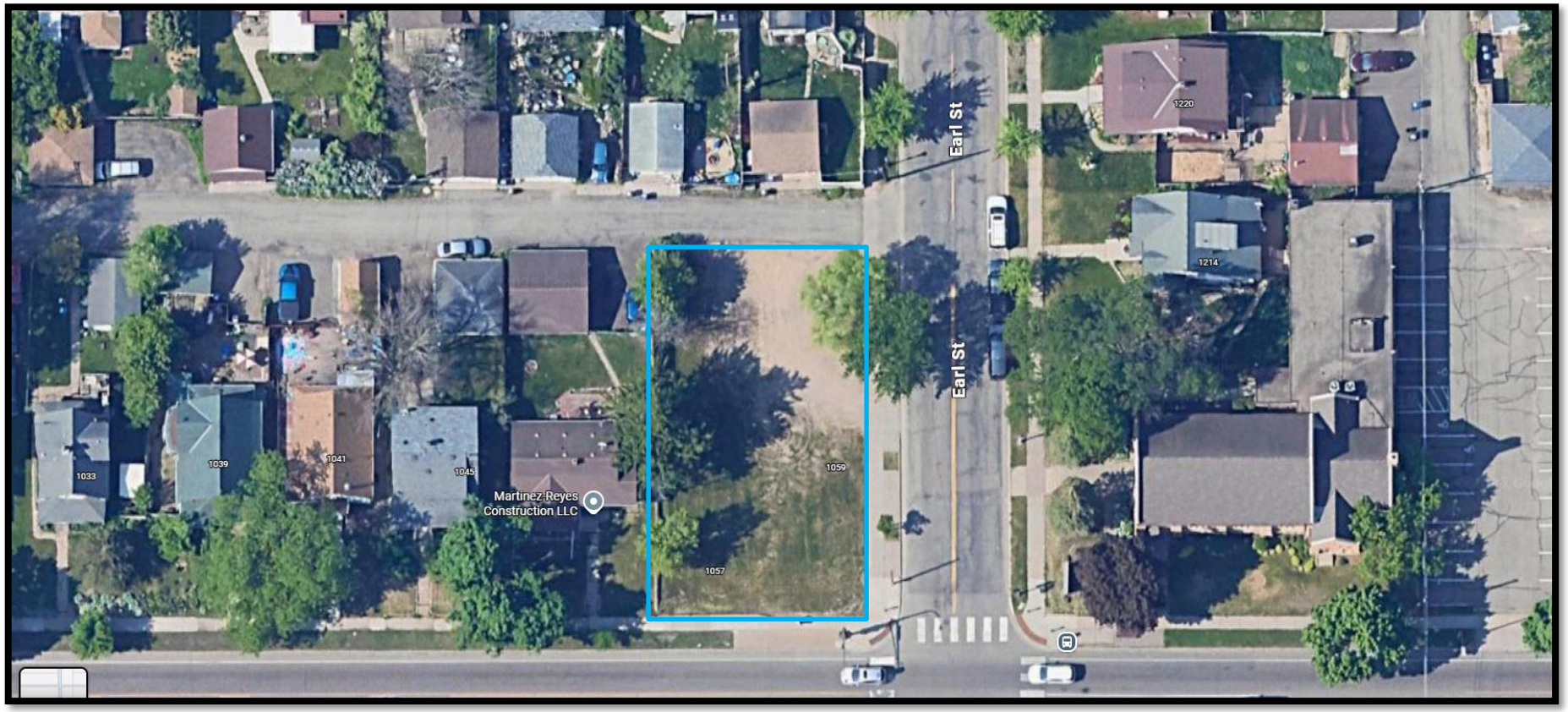


Surrounding Properties



Zoning Application

- **Application:** Rezone from B2 to T2.



Findings

- **The proposed T2 zoning is consistent with the Comprehensive Plan.**
- **The proposed zoning is compatible with the surrounding uses.**
- **The proposed zoning is consistent with the way this area has developed.**
- **The proposed T2 zoning would not constitute spot zoning.**

Staff Recommendation

Based on the above findings, staff recommends **approval** of the rezoning from B2 Community Business to T2 Traditional Neighborhood.

District Council Recommendation and Letters

- **The District 5 Planning Council submitted a letter of recommendation.**
- **Letters in support: 0**
- **Letters of concern/opposition: 0**

Zoning Committee and Planning Commission

- **Zoning Committee results:** Recommend approval (5-0), no public testimony.
- **Planning Commission results:** Recommend approval by voice vote.

Questions?

1003 Arcade St

PEDCUP-000056-2025: Conditional use permit for a rental hall/event center.