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CITY OF SAINT PAUL

Zoning Committee – April 8, 2021

Application to Rezone 1053 N. Dale St. R4 -> T2

ZF# 21-246-238

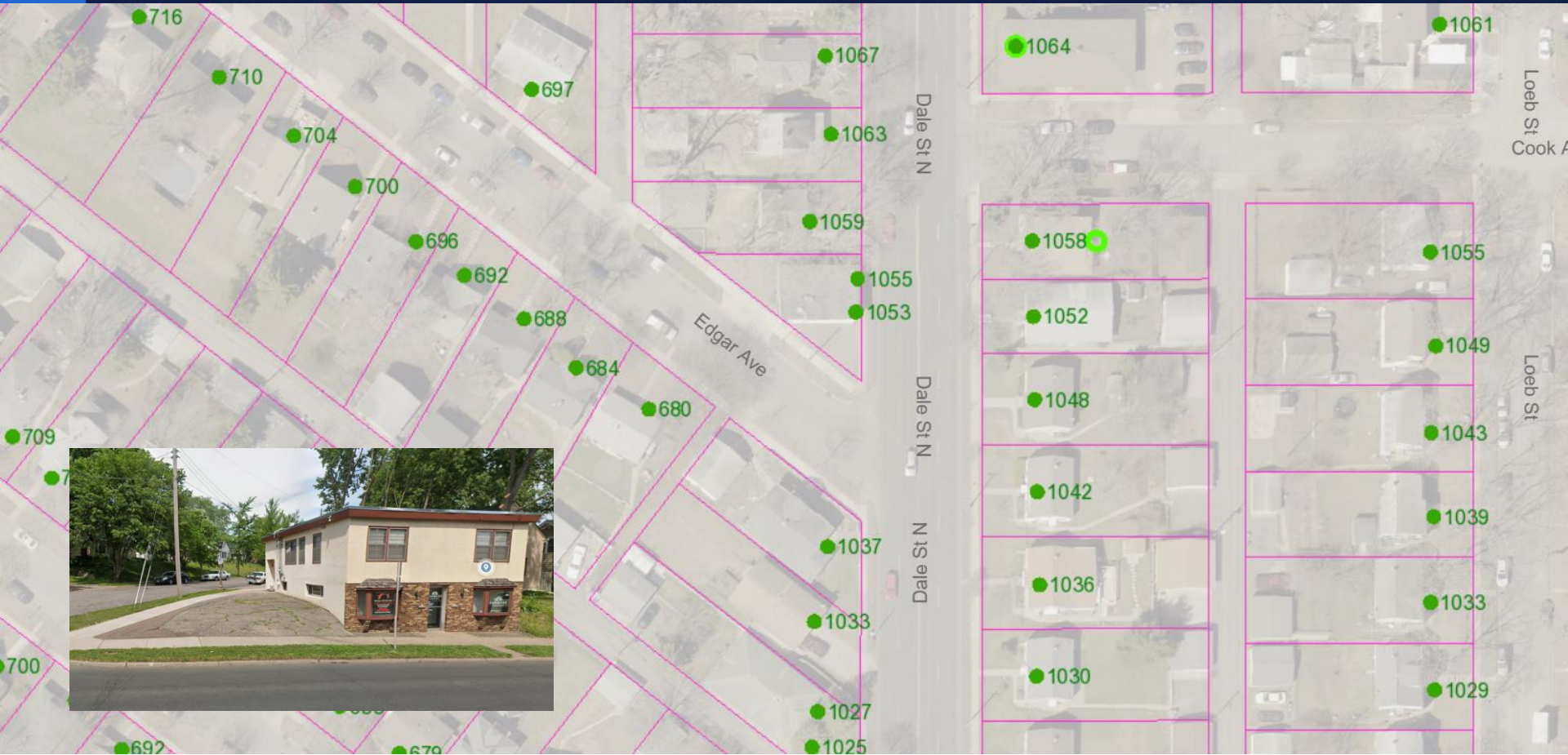


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1053 N. Dale Street: Aerial View and Street Views





Zoning Background

- Current zoning is R4 one-family residential
- Current nonconforming status requires zoning approval for change in commercial use, and does not allow full residential use of the property
- Property owner/applicant desires option for general retail (in addition to currently permitted commercial uses) and residential use
- T2 traditional neighborhood is the least “intense” district allowing this range of uses



Recommendation: Approval

- Generally compatible with surrounding zoning (fine grain mix)
- Small site size places practical restrictions on use of site
- Zoning change of additional residential properties along Dale/nearby would require petition or initiation by Planning Commission (PC) or City Council (CC), plus public hearing at both PC and CC

