

city of saint paul  
planning commission resolution

file number 22-06

date January 21, 2022

WHEREAS, 560 Randolph Ave LLC, File # 21-329-543, has applied to rezone from T2 traditional neighborhood to I1 light industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 540 Randolph Avenue, Parcel Identification Number (PIN) 12.28.23.23.0116, legally described as all that part of Block 27, as platted, and all that part of Randolph Avenue (formerly Ontario Street), as dedicated for public use, in the plat of STINSON, BROWN & RAMSEY'S ADDITION TO SAINT PAUL; and all that part of Randolph Avenue as opened by the Common Council of the City of St. Paul on May 20, 1873; and all that part of Randolph Avenue as opened per the City of Saint Paul Public Works Drawing No. 1110, Drawer No. 4, dated April 3, 1956; and that part of the North 33.00 feet of Government Lot 4, Section 12, Township 28, Range 23, Ramsey County, Minnesota described as follows:

Commencing at the Northwest corner of said Government Lot 4; thence East, on an assumed bearing, a distance of 1,055.00 feet along the North line of said Government Lot 4 to an intersection with the Southerly prolongation of the West line of Erie Street, said intersection point is 30.00 feet West of a granite monument on said North line of Government Lot 4 denoting the centerline of Erie Street, and the point of beginning of the land to be described; thence South 1 degree 10 minutes 20 seconds West a distance of 33.00 feet along said Southerly prolongation of the West line of Erie Street to the South line of the North 33.00 feet of said Government Lot 4; thence on a bearing of West a distance of 393.49 feet, along the South line of said North 33.00 feet of said Government Lot 4; thence North 74 degrees 14 minutes 28 seconds East a distance of 411.23 feet to an intersection with said West line of Erie Street; thence South 1 degree 10 minutes 20 seconds West a distance of 78.70 feet along said West line of Erie Street and said West lines Southerly prolongation to the point of beginning; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 13, 2022, 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 recently purchased 540 Randolph and the adjacent parcel, 560 Randolph and is in the process of combining the lots through Ramsey County. Combining the lots would create a split-zoned parcel. Rezoning 540 Randolph will put the parcel under one zoning district and allow the use of 540 Randolph by existing businesses on 560 Randolph.

moved by Reilly

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

2. A portion of the site is within the “RC4 River Corridor Urban Diversified Overlay District” of the Mississippi River Corridor Critical Area Overlay Zoning District (see attached RC4 map). The RC4 Overlay District restricts uses that will cause pollution to waters without safeguards approved by the Minnesota PCA. The rezoning will have no substantial impact to the overlay. There are no improvements proposed for the site as part of this application. Any future development or improvements to this portion of the site will need to meet RC4 Overlay regulations.
3. The proposed zoning is consistent with the way this area has developed. The proposed zoning is consistent with the way the area has developed. This parcel has been surrounded by industrial uses including a rail yard and the former Schmidt Brewery for decades (see attached 1940 aerial). The uses of the area are consistent with the intent for the I1 district:  
*The I1 light industrial district is intended to accommodate wholesale, warehouse, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way.*
4. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Map of the 2040 Comprehensive Plan identifies this area as Mixed-Use, which is described as “areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by the following policies from the plan:  
*Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.*  
*Policy LU-27. Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.*
5. The proposed zoning is compatible with surrounding uses. The rezoning will avoid the creation of a split-zoned parcel. The site is surrounded by industrial and commercial uses. The abutting industrial parcel (560 Randolph) is under the same ownership. The current T2 zoning is a barrier to compatibility because it restricts the use of the parcel from existing industrial business that will soon share the same parcel once the lots are combined.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of 560 Randolph Ave LLC for rezoning from T2 traditional neighborhood to I1 light industrial for property at 540 Randolph Avenue be approved.