

city of saint paul
planning commission resolution

file number 11-18

date April 1, 2011

WHEREAS, Eugene Sitzmann, File # 11-102-646, has applied for a Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood under the provisions of §61.801(b) of the Saint Paul Legislative Code, on property located at 45 Syndicate St S, Parcel Identification Number (PIN) 032823420013, legally described as Stinsons Boulevard Ex N 98 Ft The Fol E 20 Ft Of Lot 28 And Lots 29 And Lot 30 Blk 2; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 24, 2011, 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 property owner has been leasing the building to a psychology practice, which is not a permitted use in the RM2 zone. The applicant has applied to rezone the property from RM2 to TN1. The applicant has been in contact with the Department of Safety and Inspections and understands that there are building code issues associated with commercial use of this property that need to be resolved.
2. The existing RM2 zoning does not permit office uses. The proposed zoning (TN1) is consistent with the way the area has developed. While immediately adjacent properties are single and multifamily dwellings, there are several commercial properties just east of Syndicate and on three of the four corners at Grand and Hamline to the west.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter identifies Grand Avenue as a mixed-use corridor and supports a mix of uses (Objective 1.24). The District 14 plan recommends encouraging the preservation and restoration of housing stock and commercial properties that are compatible with the character of the neighborhood (#35, p.3).
4. The proposed traditional neighborhood zoning is compatible with surrounding single and multifamily uses, and nearby office and commercial uses. The TN1 zone permits uses that are compatible with both low-density residential and commercial areas, and would permit a future conversion to a purely residential use at this location.
5. Rezoning the property to TN1 would not be considered spot zoning because it does not establish a use classification that is inconsistent with surrounding uses. Grand Avenue has an eclectic mixture of housing, retail and commercial uses; the proposed rezoning is consistent with the way that Grand Ave has developed in this area.

moved by Kramer

seconded by _____

in favor Unanimous

against _____

6. The petition for rezoning was found to be sufficient on February 22, 2011: 28 parcels eligible; 19 parcels required; 19 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to City Council that the application of Eugene Sitzmann for a Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood for property at 45 Syndicate St S be approved.