

city of saint paul
planning commission resolution
file number 04-26
date March 26, 2004

WHEREAS, Lanhart's Auto Repair, Inc., File # 04-044-266, has applied for a Conditional Use Permit for auto repair business under the provisions of §64.300(d) and §60.564(18) of the Saint Paul Legislative Code, on property located at 1024 7th St. E., Parcel Identification Number (PIN) 28-29-22-34-0010, 28-29-22-34-0009, legally described as Terry's Addition to the City of St. Paul, County of Ramsey, State of Minn. E 1 Ft of Lot 6 and W 5 Ft of N 31 Ft of Lot 9 and ex E 45 Ft Lot 4 and All of Lots 7 and 8 Blk 14; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 18, 2004, 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 §64.300 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, Lanhart's Auto Repair, Inc., desires to add auto repair to its auto body shop. Currently, the auto body shop activities take place entirely within the building.
2. §64.300(d) lists five standards that all conditional uses must satisfy:
 - (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The District 4 Plan shows Seventh Street from Maria to Duluth to be commercial/industrial mix.
 - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Improvements to the building will have main auto access to the building off of both East Seventh Street and Ross Avenue. The parking lot access will continue to be off of East Seventh Street.
 - (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The auto repair activities will take place entirely within the existing building, so there will be little potential impact beyond the current business operation.
 - (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The business will not have a demonstrable impact beyond current operations, and is compatible with the notion of commercial/industrial mix along East Seventh Street
 - (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met subject to the conditions below.

moved by Kramer

seconded by _____

in favor Unanimous

against _____

3. §60.564(18) requires the following conditions be met for "auto repair" within the B-3 district:
- (a) *The minimum lot area shall be 15,000 square feet.* This condition is met. The site is 15,273 square feet.
 - (b) *A ten-foot landscaped buffer with screen planting and an obscuring fence shall be required along any property line adjoining an existing residence or adjoining land zoned residential.* This condition can be met with additional 10 foot planting strip along the south end of the parking lot. The west facade is only 8.3 feet from the adjacent residential building. And to the east is only 12.5 feet from the adjacent residential building. In lieu of landscaping or fencing, window openings have been boarded providing some sound insulation and privacy for the adjacent residential uses. This is the existing condition and will remain unchanged. Unless fences were extremely high, they would have no screening impact on these properties. The parking lot to the east of the body shop building has a 6 foot wooden fence at the rear for screening from the adjacent residential building; landscaping should be added along the fence to achieve the requisite 10 foot buffer.
 - (c) *All repair work shall be done within an enclosed building.* This condition is met. The building has bays sufficient for auto repair as well as auto body repair.
 - (d) *There shall be no outside storage.* This condition is met. There is no outside storage as part of the operation.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Lanharts Auto Repair, Inc. for a Conditional Use Permit for auto repair business at 1024 7th St. E. is hereby approved subject to the following conditions.

1. A 10 foot landscaping buffer shall be established at the south end of the parking lot.
2. All repair work shall be done inside the building.
3. There shall be no on-street storage or overnight outdoor storage of vehicles waiting for repair or pick-up.