

city of saint paul
planning commission resolution
file number 11-52
date July 8, 2011

WHEREAS, the City of Saint Paul, File # 11-143-721, has applied for a Rezoning from OS Office-Service to B2 Community Business under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 745 White Bear Ave N, Parcel Identification Number (PIN) 272922440072, legally described as Kuhls 2nd Addition E 6 Ft Of Lot 2 And All Of Lot 1 Blk 4; and WHEREAS, the Zoning Committee of the Planning Commission, on June 30, 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 City of St. Paul is proposing to sell the 745 White Bear Avenue parcel to Nicole Cherry. Ms. Cherry, the owner of the Cherry Pit Bar at 735 White Bear Avenue, intends to use the parcel as supplemental parking for the Cherry Pit Bar. The parcel is currently zoned Office Service (OS). Since the parking lot would be an accessory use to the bar and is not permitted in a more restrictive zone, the City of St. Paul has applied to rezone the property B2. An alley runs between 745 White Bear Avenue and 735 White Bear Avenue.
2. The proposed zoning (B2) is consistent with the way the area developed. Although immediately adjacent to properties with single-family residential zoning to the north, west and east, all four corners of the intersection of Minnehaha and White Bear Avenue to the south are commercial, as well as many properties farther north along the White Bear Avenue corridor. The proposed B2 zoning also permits future re-use of the property for other commercial purposes.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter identifies White Bear Avenue between Case and Minnehaha as a mixed-use corridor. The 2001 White Bear Avenue Small Area Plan encourages providing additional off-street parking for businesses.
4. The proposed zoning is compatible with the surrounding uses. The properties directly south and to the east are zoned B2. The lot is below grade.
5. Rezoning the property to B2 would not be considered spot zoning because it does not establish a use classification that is inconsistent with the surrounding uses. There is a B2 commercial district adjacent to the property to the south and another one along the east side of White Bear Avenue a few blocks to the north.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, recommends to City Council, that the application of the City of Saint Paul for a Rezoning from OS Office-Service to B2 Community Business for property at 745 White Bear Ave N be approved.

moved by Kramer
seconded by _____
in favor Unanimous
against _____