

city of saint paul
planning commission resolution
file number 23-07
date February 17, 2023

WHEREAS, 1598 Carroll LLC, File # 23-007-424, 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 1598 Carroll Avenue, Parcel Identification Number (PIN) 33.29.23.44.0040, legally described as Lot 7, Block 5, College Park Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 9, 2023, 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 owns the property on Carroll Avenue and requests to rezone it from T2 to I1. The applicant operates Co-operative Plating, a manufacturing plant at 1605 Iglehart Avenue, which is in the I1 district immediately south of the subject property. Co-operative Plating has been operating at this location for more than 50 years and employs more than 115 people. They are planning a 7,700 square foot expansion of their existing 38,000 square foot manufacturing facility to improve efficiency and potentially increase employment. In addition to the request to rezone property on Carroll Avenue to I1, the applicant submitted a separate application to rezone the property at 271 Snelling Avenue North, from IT to I1, where Co-operative Plating's company offices are located.

Co-operative Plating has an existing 22-stall off-street parking lot for its employees in the I1 district immediately west of 1598 Carroll Avenue at 1602 and 1606 Carroll Avenue. The applicant intends to demolish the commercial building at 1598 Carroll Avenue, currently vacant and most recently used for a crematorium, to expand the employee parking lot by 11 stalls. The applicant states that the additional parking spaces are needed to replace the parking spaces that will be lost when the company's existing plant at 1605 Iglehart Avenue is expanded onto an area currently occupied by surface parking. This would result in replacing parking on a one for one basis, not an increase in parking overall. The company operates three shifts at the plant five days per week: first shift has 54 employees; second shift 22; and third shift 14.

2. The proposed zoning is consistent with the way this area has developed. The most recent use of the property was for a crematorium, a use first permitted in an I1 zoning district; the use was nonconforming in the existing T2 district. The properties immediately to the west

moved by Syed

seconded by _____

in favor 13 with 1 Abstention (Ortega)

against _____

are zoned I1 and used for employee parking for the manufacturing plant at 1605 Iglehart Avenue, also zoned I1. The plant has been in operation at that location for more than 50 years. The area immediately surrounding the property proposed for rezoning has changed little in the past 20+ years, though areas further north and south along Snelling Avenue have seen increases in residential density and development in anticipation of, and subsequent to, the A Line BRT on Snelling Avenue and the Green Line on University Avenue.

Per Zoning Code Sec. 63.303, off-street parking spaces must be in the same or less restrictive zoning district as the principal use, or within a more restrictive zoning district provided the principal use is also allowed in that zone. Accordingly, the subject property must have an industrial zoning classification to be able to be used for parking for employees of the manufacturing plant in an industrial zoning district. Plating is a use first permitted in an IT transitional industrial district. While an IT zoning classification would be sufficient to allow the property to be used for parking, the applicant is requesting rezoning to I1 to make the zoning classification on Carroll Avenue consistent with the zoning of its I1 properties to the west and south.

Sec. 66.512 of the Zoning Code states 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. The I1 district is intended to permit, along with other specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semifinished products from previously prepared material.

3. The proposed zoning is consistent with the Comprehensive Plan. Goals of the land use plan include “Economic and population growth focused around transit”, “Efficient, adaptable and sustainable land use and development patterns and processes”, and “Quality full-time jobs and livable wages”. Policy LU-6 calls for fostering equitable and sustainable economic growth by: 1) facilitating business creation, attraction, retention and expansion; 2) growing Saint Paul’s tax base in order to maintain and expand City services, amenities and infrastructure; and 3) supporting business, real estate and financial models that keep more money locally, such as locally-owned businesses, local-prioritized employment, employee-owned businesses and commercial land trusts. Co-operative Plating is an existing locally owned business seeking to remain in its location and expand.

The 2040 future land use map guides the property for mixed use. Mixed use 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. This balance of jobs and housing already exists in the area. The property abuts an existing industrial land use to the west and south that has been in place for many years and that seeks to expand its facility and potentially its employment. The area also abuts railroad right of way and property guided for industrial use along the railroad and to the west. The industrial land use description in the land use plan states that the intent is for this land use type to remain adaptable, relevant and supportive of well-paying jobs with low barriers to entry and a growing tax base. Industrial Policy LU-45 calls for supporting and encouraging development that maximizes tax base, job creation and/or job retention. Industrial Policy LU-47 calls for preserving the long-term tax base by evaluating the impact of tax-generating industrial land, as well as compatibility with adjacent land uses and infrastructure. Industrial Policy LU-48 calls for minimizing the amount of surface parking in industrial districts through a more efficient use of existing parking and development of shared parking.

The future land use map is a long term vision that anticipates changes in land use over time as uses change. The future land use map is required to be specific and identify land use on

a lot-by-lot basis so the Metropolitan Council can perform various analyses. Planning staff prefers a more nuanced approach to future land use planning, one that looks at future land use at a higher level, focusing on areas rather than specific lots, and where land use boundaries are vague and defined generally by area and not by property lines. The land use plan goal calling for efficient and adaptable land use supports existing land uses, which are consistent with the comprehensive plan, and minor changes and fluctuations in future land use. While the future land use plan calls for mixed use along and near Snelling Avenue, this vision is not intended to discourage or prevent minor changes or fluctuations in existing land use in the area, especially for uses that have been in place for many years, intend to remain in place, and expand modestly.

Union Park Community Plan Strategy LU4.3 calls for encouraging development in industrial areas that increases the number of job opportunities in Union Park.

4. The proposed zoning is compatible with surrounding uses including the uses in the I1 districts immediately to the west, where employee parking for Co-operative Plating is located, and south of the alley where Co-operative Plating's manufacturing plant is located. There is also an I1 district with industrial uses on the west side of Fry Street and an IT district abutting the railroad property to the south. The property on Carroll abuts an alley and a T3 district that fronts on Snelling Avenue and includes office, retail, and auto-related uses. Snelling Avenue carries 42,000 vehicles per day in this stretch. To the north and further to the west is an RT1 where one and two-family homes are located.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of 1598 Carroll LLC to rezone from T2 traditional neighborhood to I1 light industrial property at 1598 Carroll Avenue be approved.