

city of saint paul  
planning commission resolution  
file number 15-33  
date May 22, 2015

WHEREAS, Twin City Concrete Products Inc., File # 15-030-369, has applied for a rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1474-1520 Minnehaha Ave E, 685 Hazelwood St., 1446 Beech St., et al., Parcel Identification Numbers (PINs) 34.29.22.21.0001-34.29.22.21.0005 and 34.29.22.21.0009-34.29.22.21.0039, legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, BROUGHER’S SUBDIVISION “A”, together with that part of the west half of vacated Barclay Street adjoining thereto and together with that part of the south half of vacated Beech Street adjoining thereto; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2 BOCK’S DIVISION, together with that part of the east half of vacated Barclay Street adjoining thereto and together with that part of the south half of vacated Beech Street adjoining thereto; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 1, BOCK’S DIVISION, together with that part of the east half of vacated Barclay Street adjoining thereto and together with that part of the north half of vacated Beech Street adjoining thereto and together with the vacated Alley adjoining thereto; and Lots, 1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18, 19, 20, the east 10.5 feet of Lot 7 and Lot 13 except the west 19.5 feet thereof, all in Block 1, BROUGHER’S SUBDIVISION “A”, together with that part of the west half of vacated Barclay Street adjoining thereto and together with that part of the north half of vacated Beech Street adjoining thereto and together with part of the vacated Alley adjoining thereto; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 14, 2015, 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 application proposes rezoning from I1 Industrial & VP Vehicular parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family for an approximately 9.3-acre area consisting of the Cemstone business and undeveloped land. The stated intent is to build a K-12 school campus with buildings up to 35 feet tall.
2. The proposed zoning is consistent with the way this area has developed. The area contains commercial and multi-family uses along Minnehaha Avenue that are surrounded by single-family uses. The proposed zoning allows for a mix of uses including neighborhood-scale commercial uses along Minnehaha Avenue and

moved by Nelson  
seconded by  
in favor Unanimous  
against

Hazelwood Street, and residential uses as well as civic and institutional uses such as schools and churches throughout the site.

3. The proposed zoning is consistent with the Comprehensive Plan. The Comprehensive Plan's Land Use Chapter designates the site as Industrial and an Opportunity Site in Figure LU-B and as an Employment District in Figure LU-F. The Industrial designation is described as primarily manufacturing and/or processing of products, potentially including light or heavy industrial land uses, large warehouse facilities, and/or utilities. The Opportunity Site designation calls for redevelopment to mixed uses (such as those permitted in the T1 zoning district) and/or an employment center (Strategies LU-1.54 & LU-2.7). The Land Use Chapter also encourages remediation and reuse of underutilized industrial land, which is made possible on this site by the proposed rezoning. Strategy LU-1.58 calls for collaborating with educational institutions to promote neighborhood improvement in conjunction with new construction, which is provided by the improved streetscape required by Traditional Neighborhood design guidelines and by the reduction in truck traffic in this largely residential area. The Economic Development Strategy and the District 1 Plan Summary contain no provisions specific to this application.
4. The proposed T1 and RT1 zoning is compatible with the surrounding mixed commercial and multi-family residential uses along Minnehaha Avenue and the surrounding single-family residential uses, and provides an effective transition between those uses. It removes I1 uses that have presented noise and truck traffic conflicts at this location.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* The proposed T1 and RT1 zoning does not constitute "spot zoning". The proposed zoning is consistent with the surrounding uses and provides an improved transition between the uses along Minnehaha Avenue and the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Twin City Concrete Inc. for a rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family for property at 1520 Minnehaha Ave E be approved.