

city of saint paul
planning commission resolution

file number 15-72

date November 13, 2015

WHEREAS, Archdiocese of Saint Paul/Minneapolis, File # 15-168-310, has applied for a rezoning from RM2 Multiple Family to T1 Traditional Neighborhood under the provisions of §61.801(b) of the Saint Paul Legislative Code, on property located at 328 Kellogg Boulevard West, Parcel Identification Number (PIN) 06.28.22.22.0090, legally described as Irvine's Enlargement Of Rice and Irvine's Addition to the Town of St. Paul Taylors Place Also Known As Block 59 Dayton And Irvine's Add To St Paul & In Sd Irvine's Enlargement Lots 18,19 & 20 Blk 59; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 5, 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 Archdiocese of St. Paul and Minneapolis is requesting a rezoning of 328 Kellogg Boulevard from RM2 to T1 in order to allow office use to continue on the site once the Archdiocese sells the property. The Minnesota History Center has expressed interest in buying the building and using it for administrative offices. T1 zoning is the most restrictive zoning district that allows office use, while being sensitive to the surrounding multi-family residential uses.
2. The proposed zoning is consistent with the way this area has developed. One of the stated intents of the T1 traditional neighborhood district is to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive uses. The area surrounding 328 Kellogg Boulevard has been a mixed-use, predominantly institutional neighborhood for decades. Kellogg Boulevard is a major thoroughfare connecting the site to I-94 and downtown, and the current (and desired future) use of the subject parcel is an appropriate transition between downtown, adjacent multi-family uses and the residential neighborhoods west of Summit Avenue.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use chapter of the Saint Paul Comprehensive Plan identifies this area as a major institutional employment district. Rezoning to T1 to allow continued use of offices for the Minnesota History Center is consistent with the Comprehensive Plan.

moved by Nelson

seconded by _____

in favor Unanimous

against _____

4. The proposed zoning is compatible with surrounding uses and zoning. The parcel is surrounded by multi-family residential uses zoned RM2 and RT2, and is adjacent to a mixed-use parcel zoned T2. Kellogg Boulevard, John Ireland Drive and 35E border the site, with the Minnesota History Center directly across Kellogg Boulevard. Saint Paul College and the Cathedral are also neighbors.
5. The petition for rezoning was found to be sufficient on October 14, 2015: 25 parcels eligible; 17 parcels required; 20 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Archdiocese of Saint Paul/Minneapolis for a rezoning from RM2 Multiple Family to T1 Traditional Neighborhood for property at 328 Kellogg Boulevard West be approved.