

city of saint paul
planning commission resolution
file number 16-43
date August 5, 2016

WHEREAS, Open Cities Health Center Inc, File # 16-053-250, has applied for a rezoning from RT1 Two Family Residential to B2 Community Business under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 127 Front Ave, Parcel Identification Number (PIN) 302922230124, legally described as Lots 7 & Lot 8 Blk 2 of Dores Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 28, 2016, 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 is seeking to rezone the RT1 portion of the parcel to B2 in order to construct additional off-street parking to serve the existing HealthEast Clinic on the adjacent parcel to the west.
2. The proposed zoning is consistent with the way this area has developed. The proposed rezoning to B2 provides for needed off-street parking for the adjacent health clinic.
3. The proposed zoning is consistent with the Comprehensive Plan. This parcel is guided as part of a Mixed Use Corridor in Figure LU-L of the Land Use Plan.
4. The proposed B2 zoning is compatible with the surrounding zoning and uses. The parcel is currently split-zoned RT1 Two-Family Residential and B2 Community Business. There is abutting commercial land use and zoning to the west and south.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Open Cities Health Center Inc for a rezoning from RT1 Two Family Residential to B2 Community Business for property at 127 Front Avenue be approved.

moved by Nelson
seconded by _____
in favor Unanimous
against _____