

city of saint paul  
planning commission resolution  
file number 17-54  
date August 25, 2017

WHEREAS, Gary Gorman, File # 17-065-121, has applied for a rezoning 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 858 Oakdale Ave., Parcel Identification Number (PIN) 08.28.22.34.0121, legally described as J Auers Rearrangement Part, N of Extended N Line of Lot 2, of Lot 1; and WHEREAS, the Zoning Committee of the Planning Commission, on August 17, 2017, 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 wishes to rezone the property to RT1 in order to have the option of legally renting out the upstairs apartment, which the applicant states has been on the property since they purchased it in 1985.
2. Two-family dwellings are a permitted use in the RT1 district. The parcel and existing residential building appear to meet all the dimensional standards for the RT1 district:
  - Minimum lot size per unit: 3000 sq. ft.
  - Minimum lot width per unit: 25 ft.
  - Maximum height: 3 stories, 40 ft.
  - Minimum front yard setback: 25 ft.
  - Minimum side yard setback: 9 ft.
  - Minimum rear yard setback: 25 ft.
3. The proposed zoning is consistent with the way this area has developed. The immediate neighborhood is generally one of single- and two-family residences. The intent of the proposed RT1 district is to provide for an environment of predominantly low-density one- and two-family dwellings. The district recognizes the existence of older residential areas of the city, of which the West Side is one, where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures, and allow the owners to justify the expenditures for repair and modernization.
4. The proposed zoning is consistent with the Comprehensive Plan. The West Side Community Plan, adopted as an addendum to the Saint Paul Comprehensive Plan in 2013, focuses on providing housing choice, preserving and improving the existing housing stock, and creating

moved by Edgerton  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_

additional housing opportunities. The Land Use chapter of the city-wide 2030 Comprehensive Plan designates this parcel as part of an “established neighborhood” on the Future Land Use

Map. Established neighborhoods are predominantly residential areas with a range of housing types, where single-family and two-family dwellings predominate.

5. The proposed zoning is compatible with surrounding uses. The parcel is surrounded by single- and two-family residences. The abutting parcel to the east is zoned RT1.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Gary and Elisa Gorman for a rezoning from R4 one-family to RT1 two-family for property at 858 Oakdale Avenue be approved.