

city of saint paul  
planning commission resolution  
file number 17-69  
date October 20, 2017

WHEREAS, Twin City Concrete Products Co., File # 17-083-216, has applied to rezone from VP vehicular parking to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, for property located at 1477-1485 Minnehaha Avenue East., Parcel Identification Numbers (PINs) 27.29.22.34.0117, 27.29.22.34.0118, & 27.29.22.34.0119, legally described as Lots 1-3, Block 13, Denslows Rearrangement Etc.; and

WHEREAS, the Zoning Committee of the Planning Commission, on October 12, 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 application requests rezoning from VP Vehicular Parking District to T2 Traditional Neighborhood District at 1477-1485 Minnehaha Ave. E.
2. The proposed zoning is consistent with the way this area has developed. The area contains commercial and multi-family uses along Minnehaha Avenue with residential uses to the north. The T2 district is intended to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. The proposed zoning continues the existing pattern of uses.
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 call for redevelopment to mixed uses (such as those permitted in the T2 zoning district) and/or an employment center (Strategies LU-1.54 & LU-2.7). The proposed zoning essentially extends the redevelopment of this area that was started by the school to the south away from industrial and associated uses to a mix of uses under the guidance of the Opportunity Site designation.
4. The proposed zoning is compatible with the surrounding mix of uses, providing a transition from the more intense commercial and multi-family uses along Minnehaha Avenue to the lower-density residential to the north.

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

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 zoning does not constitute “spot zoning.” Rather, it permits uses consistent with surrounding uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Twin City Concrete Products Co. to rezone from VP vehicular parking to T2 traditional neighborhood for property at 1477-1485 Minnehaha Avenue East be approved.