

city of saint paul
planning commission resolution

file number 17-65

date October 6, 2017

WHEREAS, Michael Mohrlant, File # 17-077-911, has applied for a rezoning from RM2 multiple family to B2 community business for a portion of the property located at 550 Smith Avenue S (PID 07.28.22.23.0150) under the provisions of § 61.801(b) of the Saint Paul Legislative Code, legally described as Lot 18 and the N ½ of lot 17, Block 18, Lienaeaus Rearrangement of Blocks 17 and 18, Oliviers's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 28, 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. This is a split-zoned parcel. The southernmost 5,000 square feet of the 21,665 square foot parcel is zoned RM2, the rest of the parcel is zoned B2. The applicant is applying for a rezoning of that area in order that the entire parcel be zoned B2 – Community Business.
2. The proposed zoning is consistent with the way this area has developed. This condition is met. The lot is split-zoned. B2 community business districts are intended to serve the needs of a consumer population larger than that served by the "local business district."
3. The proposed zoning is consistent with the Comprehensive Plan. The citywide Comprehensive Plan (2010) calls Smith Avenue a "Mixed Use Corridor." The Smith Avenue Plan (2011) calls for the mix of uses along Smith Avenue to be maintained.
4. The proposed zoning is compatible with surrounding uses, in that it cleans up a split-zoned tax parcel, and does not change the mix of uses in the surrounding area.
5. The petition for rezoning was found to be sufficient on September 7, 2017: 21 parcels eligible; 14 parcels required; 15 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Michael Mohrlant for a rezoning from RM2 multiple family to B2 community business for property at 550 Smith Ave S, (PID 07.28.22.23.0150), be approved.

moved by Makarios

seconded by _____

in favor Unanimous

against _____