



CITY OF SAINT PAUL
Randy C. Kelly, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
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December 11, 2003

Rose Ann Denison
1217 W. Como Blvd.
St. Paul, MN 55106

RE: Zoning File # 03-389-009
Determination of Similar Use to permit auto parts salvage and sales in the I-1
Industrial District

Dear Ms. Denison:

On November 4, 2003, you applied for a determination of similar use to allow a business that will repair automobiles using parts salvaged on site from irreparable automobiles at 1365 Pierce Butler Route. After a public hearing by the Saint Paul Planning Commission's Zoning Committee on November 25, 2003, the Commission decided on December 5, 2003, that the proposed use is similar to other auto-related uses permitted in the I-1 Industrial District. The Planning Commission added six conditions to its approval:

1. All salvage-related operations will occur within the building, including storage of vehicles before and after their parts are salvaged;
2. After parts have been salvaged, the rest of the vehicle shall be transported to a motor vehicle salvage yard.
3. There shall be no outside storage of inoperable motor vehicles; all vehicles parked outdoors must appear to be completely assembled with no major body parts missing.
4. There shall be no exterior storage of vehicle parts, tires, oil, batteries or similar items. All trash must be stored in a covered dumpster or indoors.
5. Customer vehicles must not be parked longer than 10 days on the premises.
6. Customers shall not be allowed to drop off salvage cars or to look through the salvage vehicles for used parts.

Enclosed is the Planning Commission's resolution stating its findings and decision.

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This determination of the Planning Commission may be appealed to the City Council by anyone affected by this action by filing the appropriate application and fee at the Zoning Counter, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 15 calendar days of the mailing date noted below.**

Sincerely,



Patricia James
City Planner

Enclosures

c: File # 03-389-009
Zoning Administrator
License Inspector
District 11 Community Council

Mail Date: December 11, 2003

city of saint paul
planning commission resolution
file number 03-110
date December 5, 2003

WHEREAS, Rose Ann Denison, File # 03-389-009, has applied for a Determination of Similar Use to permit auto parts salvage and sales in the I-1 Industrial District under the provisions of §64.300(g) of the Saint Paul Legislative Code, on property located at 1365 Pierce Butler Route, Parcel Identification Number (PIN) 27-29-23-31-0008, legally described as College Place, East Division ex W 100 Ft Part Nely of Hwy of Lots 2 and Lot 3 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 25, 2003, 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 §64.300 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 lease her building to a business that will repair automobiles using parts salvaged from irreparable automobiles. To do this, the business needs licenses for auto repair, second hand parts dealer, and motor vehicle salvage.
2. The zoning code currently lists motor vehicle salvage as a conditional use in the I-2 district along with "recycling processing center where there is exterior processing activity." The conditions listed relate entirely to the conduct of the outdoor operation of these uses. The proposed use will salvage auto parts only and will take the rest of the automobile to a motor vehicle salvage facility. All activity will occur within the building.
3. Section 64.300(g) of the code lists the required findings the planning commission shall make in determining one use is similar to another as follows:
 - a) *That the use is similar in character to one (1) or more of the principal uses permitted.* Principal uses permitted in the I-1 district include auto-related uses such as auto repair, auto body shops, and outdoor space for the sale or rental of new, secondhand, or pawned motor vehicles. The district also permits recycling processing centers where all activities are conducted within a wholly enclosed building provided that outdoor storage of materials are within covered containers or behind an opaque visual screen and at least 300 ft. from any residential district; that there is no outdoor open burning; and that all types of processing are allowed except heat reduction that would otherwise be permitted in I-2 districts. The proposed use is similar to these uses and would not be as intrusive as the recycling processing center with outdoor storage. Because there is no outdoor storage, the 300 ft. setback from residential districts would not be necessary.

moved by Kramer
seconded by _____
in favor Unanimous
against _____

- b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted.* The main purpose of the business is auto repair. Parts will be salvaged and resold as a secondary part of the business. The traffic will be similar to the auto-related uses already permitted in the I-1 district.
- c) *That the use is not first permitted in a less restrictive zoning district.* According to the application information, the use will be significantly different from a motor vehicle salvage operation first permitted in the I-2 district in that all salvage activity will be conducted in the building, the business will not allow people to drop off junked cars or to look for parts themselves, and the auto bodies and unusable parts will be removed from the site within several days from their arrival and transported to a motor vehicle salvage yard.
- d) *That the use is consistent with the comprehensive plan.* The Economic Opportunity section in the General Policies Chapter of the comprehensive plan states that high priorities for Saint Paul are: 1) to ensure that land resources with potential for business are made available and used to their maximum community and economic benefit; and 2) to ensure a welcoming and supportive environment in the city or new and existing businesses. The proposed use is consistent with these provisions of the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Rose Ann Denison for a Determination of Similar Use to permit auto parts salvage and sales in the I-1 Industrial District at 1365 Pierce Butler Route is hereby approved subject to the following conditions:

1. All salvage-related operations will occur within the building, including storage of vehicles before and after their parts are salvaged;
2. After parts have been salvaged, the rest of the vehicle shall be transported to a motor vehicle salvage yard.
3. There shall be no outside storage of inoperable motor vehicles; all vehicles parked outdoors must appear to be completely assembled with no major body parts missing.
4. There shall be no exterior storage of vehicle parts, tires, oil, batteries or similar items. All trash must be stored in a covered dumpster or indoors.
5. Customer vehicles must not be parked longer than 10 days on the premises.
6. Customers shall not be allowed to drop off salvage cars or to look through the salvage vehicles for used parts