

city of saint paul
planning commission resolution
file number 18-49
date June 29, 2018

WHEREAS, the Saint Paul Housing and Redevelopment Authority, File # 18-067-776, has applied to rezone from RT1 two-family residential to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 119 Lyton Place, Parcel Identification Number (PIN) 30.29.22.33.0009, legally described as Lots 10-12, Block 2 Lyton's Addition, and Lots 14-17, Block 1, Lockey's Addition and

WHEREAS, the Zoning Committee of the Planning Commission, on June 21, 2018, 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 119 Lyton Place from RT1 two-family residential to T2 traditional neighborhood in order for this parcel to be used as a parking lot for a 41-unit affordable housing project proposed on the vacant lot fronting Rice Street between Sycamore Street and Lyton Place. The housing site is currently zoned T2. Section 63.303 Parking location, residential states: "Parking spaces for buildings containing three (3) or more dwelling units shall be on the same zoning lot...or in an abutting zoning lot in the same or less restrictive zoning district." The subject property is not part of the same zoning lot as the proposed structure and the RT1 district is more restrictive than T2. The rezoning of the subject property is requested to meet § 63.303.
2. The proposed zoning is consistent with the way this area has developed. Rice Street has developed with a mix of uses over time. There are a mix of uses in this area ranging from industrial and office to the west and residential to the north, east, and south. T2 allows for a similar range of uses.
3. The proposed zoning is consistent with the Comprehensive Plan. The site is located at the boundary of Mixed Use Corridors and Established Neighborhoods with the "opportunity site" designation. The North End District 6 Plan supports mixed-use development on lower Rice Street. Land Use policy 4.4 states: "Promote mixed-use redevelopment on lower Rice Street, between Front Street and the bridge over the BNSF railroad tracks, which could foster the growth of an urban village." The T2 district allows for a wide variety of uses, and provides standards that address issues associated with developing adjacent to residentially zoned properties.

moved by DeJoy
seconded by _____
in favor 12
against 1 (Ochs)

4. The proposed zoning is compatible with the surrounding land uses, including residential, office, and parking. The T2 district allows for a wide variety of uses. More intense uses or those expected to have greater potential impact on surrounding land uses require conditional use permits to reduce potential conflicts between uses.
5. The petition for rezoning was found to be sufficient on May 30, 2018: 32 parcels eligible; 22 parcels required; and 22 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of the Saint Paul Housing and Redevelopment Authority to rezone from RT1 two-family residential to T2 traditional neighborhood property at 119 Lyton Place be approved.