

city of saint paul
planning commission resolution
file number 19-10
date March 22, 2019

WHEREAS, PAK Investment Holdings, Inc., File # 19-013-128, has applied to rezone from I1 light industrial to I2 general industrial and from I2 to I1 (related to lot line adjustment) under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 0 Bradford Street (between 2314 Wycliff and 2285 Hampden Avenue), Parcel Identification Number (PIN) 29.29.23.42.0024, legally described as ST. ANTHONY PARK, MINNESOTA PRIVATE ALLEY BET BLKS 72 & 73, LYING NWLY OF SWLY EXT OF NWLY LINE OF LOT 14 BLK 72. ALSO, THE SLY 8 FT OF LOTS 1 THRU LOT 6 BLK 72; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 14, 2019, 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 is to rezone portions of 0 Bradford Street due to an adjustment of common boundary to facilitate the sale of a portion of the land adjoining the parcel at 2285 Hampden Avenue. The adjustment of common boundary creates split-zoned parcels at 2314 Wycliff Street and 2285 Hampden Avenue. The rezoning corrects the split-zoning by making 2314 Wycliff Street entirely I2 and 2285 Hampden Avenue entirely I1. There is no proposed development or change in land use associated with this application.
2. The proposed zoning is consistent with the way this area has developed. The area has developed as industrial and will remain industrial. The rezoning will correct split-zoned parcels, which can complicate on-going legal operations and use of the properties.
3. The proposed zoning is consistent with the Comprehensive Plan. The property is identified for "Industrial" in both the adopted 2030 Comprehensive Plan and the 2040 Comprehensive Plan. The rezoning is generally supported by land use "Strategy 2" of the 2030 Comprehensive Plan, "Provide Land for Jobs."
4. The proposed zoning is compatible with the surrounding uses. It matches the zoning of the formerly adjoining parcels. There will be no impact to surrounding land uses because of the rezoning.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of PAK Investment Holdings, Inc. for rezoning from I1 light industrial to I2 general industrial at 2314 Wycliff Street and from I2 to I1 at 2285 Hampden Avenue (related to adjustment of common boundary) for property at 0 Bradford Street be approved.

moved by Edgerton
seconded by _____
in favor Unanimous
against _____

