

city of saint paul
planning commission resolution
file number 19-48
date September 20, 2019

WHEREAS, Joseph and Nancy Schumacher, File # 19-076-718, have applied to rezone, from OS office service to RT1 two-family residential, under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 330 Prior Avenue North, Parcel Identification Number 33.29.23.33.0004, legally described as the south 75 feet of the west 1/2 of Lot 5 and the south 75 feet of Lot 6 Block 15; Merriam Park; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 12, 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 applicant owns the property and resides in the home on site. The structure was previously used for both commercial and residential purposes from early 2000s to 2008 but is now being used entirely for residential purposes. The applicant states that the intent is to rezone the property for residential use and operate a wood working home occupation at the property.
2. The proposed zoning is consistent with the way the area has developed and with the intent of the RT1 zoning district, which is to provide for an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses and public services and utilities that serve the residents in the district. All the property surrounding the site is zoned RT1, though there are nonconforming commercial and residential uses nearby.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use chapter of the Comprehensive Plan identifies the site as Established Neighborhood, which is described as a residential area with a range of housing types and where single-family homes and duplexes predominate. Objective LU2 of the Union Park Community Plan calls for preserving the well-kept, traditional feel and scale of the neighborhood and strategy LU2.1 of the plan calls for maintaining and establishing zoning that preserves lower density, single-family homes and duplexes outside of mixed-use corridors.
4. The proposed zoning is compatible with the surrounding one and two-family residential uses, institutional uses, and recreation uses. This stretch of Prior Avenue is designated a collector street and carries about 5,000 cars per day.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Joseph and Nancy Schumacher to rezone, from OS office service to RT1 two-family residential, property at 330 Prior Avenue North be approved.

moved by Baker
seconded by _____
in favor Unanimous
against _____