

city of saint paul
planning commission resolution
file number 20-17
date May 1, 2020

WHEREAS, Pacific Ramp LLC, File # 20-018-721, has applied to rezone from B3 general business to T3 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1015 Bandana Blvd W, Parcel Identification Number (PIN) 27.29.23.13.0037, legally described as ENERGY PARK NO. 3 SUBJ TO ESMTS; LOT 2 BLK 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on April 9, 2020, held a public hearing on said application pursuant to 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 subject property is currently occupied by a parking ramp that serves adjacent commercial uses. The applicant is proposing to rezone the property from B3 general business to T3 traditional neighborhood. This will allow proposed construction of 153 residential units on top of the existing ramp. A portion of the ramp will be leased to the adjacent hotel for guest and employee parking.
2. The proposed zoning is consistent with the way this area has developed. The area was historically part of a rail yard. To the immediate east and north of the property, historic rail buildings have been restored and repurposed for commercial use, including a hotel, event center, and office space, with multifamily housing to the west. The intent of the T3 district is to accommodate higher density, mixed-use, and pedestrian-and transit-oriented development. The mix of uses can be accommodated within a building or large site, or within an existing neighborhood center where there is already a mix of uses.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter of the 2030 Saint Paul Comprehensive Plan designates the area in which the property is located as a Mixed-Use Corridor, and Policy LU 1.2 of the plan states that the City should "Permit high-density residential development in... Mixed-Use Corridors".
4. The proposed zoning is compatible with the surrounding higher-density multifamily residential and commercial uses.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed zoning would not constitute spot zoning. While there are no T3 or other traditional neighborhood zoning

moved by Edgerton
seconded by _____
in favor Unanimous
against _____

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districts in the immediate area, the proposed T3 zoning is compatible with the allowed uses in the surrounding B2 community business, B3 general business, and RM2 multifamily residential districts.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Pacific Ramp LLC for rezoning from B3 general business to T3 traditional neighborhood for property at 1015 Bandana Blvd W be approved.