

## Zoning Application: 325 Commercial Street Rezoning (PEDREZ-000242-2025)

<b>Location</b>	325 Commercial Street
<b>Application Type</b>	Rezoning
<b>Applicant</b>	Xcel Energy
<b>Request</b>	Rezone parcel from H1 Residential to I1 Light Industrial.
<b>Staff Recommendation Summary</b>	Approve
<b>District Council Recommendation</b>	The Dayton's Bluff District Council has not submitted a letter of recommendation at the time of this writing.
<b>Public Hearing Date</b>	1/15/2026
<b>Deadline for Action</b>	2/20/2026
<b>Staff</b>	Stefan Duarte-Breen, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

### Parcel Information

<b>PIN</b>	32-29-22-31-00-02
<b>Legal Description</b>	Lot 2, Block 2, Dayton's Bluff RR Addition
<b>Parcel Size</b>	1.08 acres
<b>Existing Land Use</b>	Undeveloped
<b>Zoning</b>	H1 Residential
<b>Surrounding Land Use</b>	North: Highway East: Industrial South: Park West: Railroad
<b>2040 Future Land Use Designation</b>	Industrial/Transportation
<b>History</b>	The subject property was platted in November of 2025 and purchased by the applicant in December of 2025. The adjoining property has been used to operate an electric substation by the applicant, Xcel Energy, since 1980. The applicant intends to

expand said Electric Substation in order to distribute electricity in the City of Saint Paul.



Figure 1. Aerial map of Subject Parcel

### Application Request

The application requests the rezoning of the purchased parcel from H1 Residential to I1 Light Industrial in order to facilitate the expansion of the Dayton’s Bluff electric substation owned by the applicant.

### Zoning Analysis

#### Rezoning Findings of Fact:

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcel as Industrial and Transportation. The uses allowed in the proposed I1 zoning district are compatible with the future land use designation. The following policies apply:

#### 2040 Comprehensive Plan

**Policy LU-44.** Identify and assemble industrial sites within close proximity to logistics networks, including interstate freeways, river terminals, rail and other cargo/commodity shipping facilities.

**Policy LU-51.** Support efforts to combine small parcels in industrial zones in order to allow for uses requiring larger building footprints.

2. The rezoning contributes to orderly and predictable development. The uses allowed in the I1 zoning district, including industrial, utilities, transportation, and park uses are complimentary to the uses in the surrounding area.

## **Action**

### **Recommended Motion**

Move to adopt the staff recommendation to rezone the property from H1 Residential to I1 Light Industrial.

### **Additional Options**

- Deny the rezoning
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

## **Attachments**

**ZONING EXHIBIT**

**Xcel Energy**

**LEGAL DESCRIPTION OF PROPOSED REZONING AREA**

That part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 29 North, Range 22 West, containing 47,076 square feet or 1,080.76 acres, more or less.

Beginning at the most southerly corner of Lot 1, Block 16, Lyman Dayton's Addition, said point being at the intersection of the most southerly corner of Lot 1, Block 16, Lyman Dayton's Addition, and the most southerly right of way line of Interstate Highway No. 94 per Minnesota Department of Transportation Right of Way Plat No. 62-59, North Quarter of the Southwest Quarter of Section 32, a distance of 319.54 feet to the eastern right of way line of 4th Street; thence South 77 degrees 19 minutes 14 seconds West, along said northerly right of way line of 4th Street, a distance of 336.76 feet to the most southerly right of way line of Interstate Highway No. 94 per Minnesota Department of Transportation Right of Way Plat No. 62-59, a distance of 144.15 feet to the point of beginning.

Containing 47,076 square feet or 1,080.76 acres, more or less.

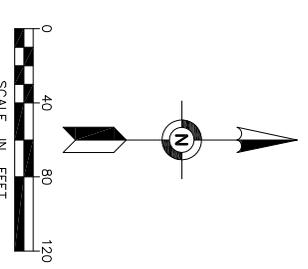
**GENERAL SURVEY NOTES:**

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 AD).
- The area of the proposed purchase area described herein is 47,076 square feet or 1,080.76 acres, more or less. The area of the proposed temporary easement area described herein is 16,657 square feet or 0.42785 acres, more or less.

**CERTIFICATION:**

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Minnesota. Date of Survey: February 9, 2024. Date of signature: March 26, 2024.

*[Signature]*  
 Eric A. Rasmussen  
 Minnesota License No. 47476  
 eric@erasurvey.com



- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- RESURVEYED POINT PER 65-65 LIMITED ACCESS
- ▲ MWOOT ROW PLAT NO. 62-55

FIELD BOOK		PAGE	
CHIEF:	FIELDWORK	NO. 1	DATE
DRAWN BY:	NO. 1	2024/03/28	Add Aerial Image
CHECKED:	NO. 1		
BY:			
FILE NO.	5965		

REVISIONS	
NO. 1	DESCRIPTION
1	2024/03/28 Add Aerial Image

**PROPOSED REZONING EXHIBIT**

**PURCHASE AREA & TEMPORARY EASEMENT EXHIBIT FOR:**

**Xcel Energy**

**PROPERTY ADDRESS:**

Dayton's Bluff Substation  
 325 Commercial Street  
 Saint Paul, Minnesota 55106

Ramsey County PID 82.29.22.42.0047, 32.29.22.31.0002, 32.29.22.31.0003

**EFNS**  
 Egan, Field & Nowak, Inc.  
 475 Old Highway 8 NW, Suite 200  
 New Brighton, Minnesota 55112  
 PHONE: (612) 466-3300  
 WWW.EFNSURVEY.COM  
 Land surveyors since 1872

**CONSENT TO REZONE**

The undersigned property owners consents to the rezoning of property owned by Northern States Power Company a Minnesota corporation in Ramsey Copunty, MN and depicted on teh attached Exhibit A and labeled Property Purchase Area, does hereby consent to the rezoning of the property from Residential to Industrial.

**IN TESTIMONY THEREOF**, the undersigned has hereunto executed this instrument this 22 day of December, 2025.

Property Owner	Property ID	Signature	Date
Ramsey County Regional Railroad Authority	322922310050	<u>Jean Krueger</u>	<u>12/21/2025</u>
Northern States Power Co.	322922420047	<u>Bri Sullin</u>	<u>12/22/2025</u>

**EXHIBIT A**  
Please refer to the next page.





4/8/2024

Brian E. Sullivan  
Xcel Energy  
414 Nicollet Mall 6<sup>th</sup> Floor  
Minneapolis, MN 55401

Troy Livgard  
Xcel Energy  
414 Nicolett Mall  
Minneapolis, MN 55401

RE: **Conditional Approval of Site Plan 23-010689** – 325 Commercial St. – Dayton’s Bluff Substation

Greetings Brian and Troy,

February 27, 2024, you met with City staff to discuss the site plan for reconstruction and expansion of the existing substation. The comments from the Site Plan Review Committee meeting have been added to your electronic file in the form of “Checklist Items” “Changemarks”, a summary of the written checklist items and conditional approval notes are summarized below.

The Site Plan is Conditionally Approved subject to the following conditions:

**Conditional Site Plan Approval**

- To provide project updates in response to staff comments, upload an updated Site Plan package to the City of St. Paul’s Electronic Plan Review System ([planreview.stpaul.gov/ProjectDox](http://planreview.stpaul.gov/ProjectDox)) for review by the Site Plan Review Committee.
- Utilize the “Group Management Task” in the ProjectDox task list to add or remove project members collaborating on the Site Plan Review. The project team, not City staff, is responsible for sharing information and coordinating updates among project professionals including the status of the site plan review, building plan review, and permits.
- Site Plan Review decisions may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan decision shall be filed with the Zoning Administrator.
- The Site Plan Review Approval process only encompasses design approval. Construction and Utility Permits required for your project will result in additional reviews and requirements. Please plan your project accordingly.
- Building permits will not be issued until the Site Plan receives Final Approval.
- Final Site Plan Review Approval will be issued after City Staff sign-off on the updated Site Plan. A Final Site Plan Approval decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission.

TABLE



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)  
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
651-266-9008 | [SitePlanReview@ci.stpaul.mn.us](mailto:SitePlanReview@ci.stpaul.mn.us)

Leave a response to each "Not Met" Checklist Item in the "Applicant Response" column of ProjectDox. If you have questions about a specific reviewer comment, reach out directly to that reviewer. Their email addresses are listed in the "Department Review Status" report, available in your ProjectDox file.

More information around ways to communicate with your reviewers can be found on our website <https://www.stpaul.gov/departments/safety-inspections/electronic-plan-review/using-electronic-plan-review>

For general process or ProjectDox information contact a Site Plan Review Coordinator at 651-266-9008 or [SitePlanReview@ci.stpaul.mn.us](mailto:SitePlanReview@ci.stpaul.mn.us)

Thank you for choosing to do business in Saint Paul.

Report prepared by:

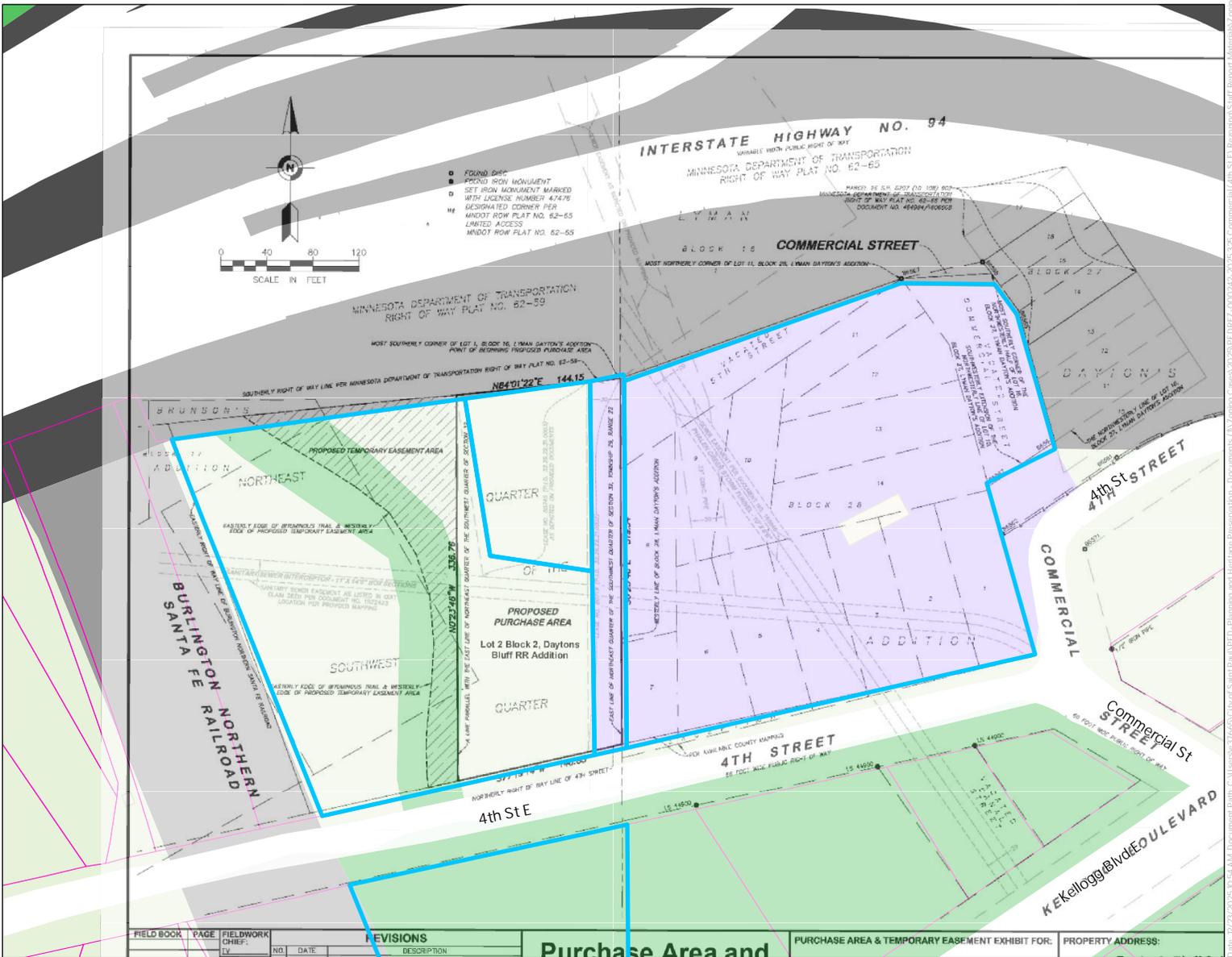
Ashley Skarda  
Site Plan Review Coordinator

cc: File, Site Plan Review Committee, City Council Ward 7 Office, Dayton's Bluff Community Council



# Application of Xcel Energy Land use map

application number: PEDREZ-000242-2025 type: Rezoning date: 12/23/2025 planning district: 4



Subject parcel(s) are outlined in blue      Other parcels are outlined in pink

- |   |   |  |  |
|---|---|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black; margin-right: 5px;"></span> Single Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f5deb3; border: 1px solid black; margin-right: 5px;"></span> Farmstead</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Seasonal/Vacation</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Single Family Detached</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Manufactured Housing Park</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0e68c; border: 1px solid black; margin-right: 5px;"></span> Multifamily Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Single Family Attached</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> Multifamily</li> </ul>   | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800040; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Commercial and Other</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Park, Recreational or Preserve</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; border: 1px solid black; margin-right: 5px;"></span> Golf Course</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #696969; border: 1px solid black; margin-right: 5px;"></span> Major Highway</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Railway</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black; margin-right: 5px;"></span> Airport</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Agricultural</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Undeveloped</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Water</li> </ul> |
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> Office</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6666; border: 1px solid black; margin-right: 5px;"></span> Retail and Other Commercial</li> </ul>  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Other Uses</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Industrial and Utility</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Extractive</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Institutional</li> </ul> |  |  |

Data sources include the following: Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways; Land Use dataset from Metropolitan Council Generalized Land Use 2020 via Minnesota Geospatial Commons. All other data reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.

