

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: 1059 Maryland Ave Rezoning (25-055-586)

Location	1059 Maryland Avenue
Application Type	Rezoning
Applicant	Housing and Redevelopment Authority (HRA)
Request	Rezone from B2 Community Business to T2 Traditional Neighborhood
Staff Recommendation Summary	Approve
District Council Recommendation	The Payne-Phalen Community Council has not submitted a recommendation as of this writing.
Public Hearing Date	8/28/2025
Deadline for Action	11/12/2025
Staff	Stefan Hankerson, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

Parcel Information

PIN	21-29-22-34-0199
Legal Description	East 30 feet of Lot 29 and all of Lot 30 with vacated streets accruing, Block 7, J.A. and W.M. Stees Addition
Parcel Size	8276 sq. Ft.
Existing Land Use	Vacant
Zoning	B2 Community Business
Surrounding Land Use	North: Single-family residence (H2) East: Church (H2) South: Restaurant (B2) West: Single-family residence (H2)
2040 Future Land Use Designation	Urban Neighborhood
History	The parcel was acquired by the Housing and Redevelopment Authority in 2011. It has been vacant since the acquisition. The property has been zoned B2 since 1975.



Figure 1. Aerial map of Subject Parcel

Application Request

The zoning application requests a rezoning of the parcel from B2 Community Business to T2 Traditional Neighborhood. §61.801(b) provides for changes to the zoning of property initiated by the property owner.

Zoning Analysis

Rezoning Findings of Fact:

1. The proposed T2 zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Urban Neighborhood, which allows for multi-family housing scattered throughout Urban Neighborhoods, and neighborhood-serving commercial uses at the intersection of arterial and collector streets. Maryland Avenue is an arterial street.

The intent of the T2 district is *"... to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage."* The permitted uses in T2 reflect the purpose of the Urban Neighborhood designation. The following policies apply:

2040 Comprehensive Plan:

Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

Policy LU-36. Promote neighborhood-serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.

2. The proposed zoning is compatible with the surrounding uses. The proposed T2 zoning permits commercial uses similar or complimentary to the existing businesses and residences on Maryland Ave and the surrounding residential uses. *"The T2 traditional neighborhood district... encourages but does not require, a variety of uses and housing types..."*. The T2 zoning designation at this parcel allows for a variety of uses and housing types that are compatible with the surrounding uses.
3. The proposed zoning is consistent with the way this area has developed. The commercial uses allowed in T2 Traditional Neighborhood are similar to the existing commercial and institutional uses along Maryland Ave. The surrounding blocks of Maryland Ave are zoned B2, and T2 allows similar or

complimentary uses to those allowed in B2. Furthermore, areas of Maryland Ave are zoned T2 two blocks west of the proposed rezoning.

4. 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 T2 zoning would not constitute spot zoning because the permitted uses in T2 are consistent with the existing commercial uses along Maryland Ave, and consistent with the broader land use patterns along Maryland Ave.

Action

Recommended Motion

Based on the above findings, staff recommends **approval** of the rezoning from B2 Community Business to T2 Traditional Neighborhood.

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



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

PD=5

Zoning Office Use Only	
File #	<u>25-055586</u>
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Property Owner(s) <u>Housing and Redevelopment Authority of the City of Saint Paul</u>	
Address <u>25 W 4th Street, Suite 1300</u>	City <u>Saint Paul</u> State <u>MN</u> Zip <u>55102</u>
Email <u>jc</u>	Phone <u>651</u>
Contact Person (if different) <u>Joe Musolf</u>	Email <u></u>
Address <u>25 W 4th Street, Suite 1300</u>	City <u>Saint Paul</u> State <u>MN</u> Zip <u>55102</u>

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

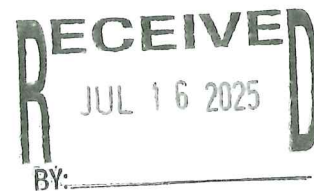
Address/Location <u>1059 Maryland Avenue East</u>	
PIN(s) & Legal Description <u>212922340199</u>	
(Attach additional sheet if necessary.)	
Lots 29 and 30, except the West 10 feet of Lot 29, Block 7, J. A. and W. M. Stees' Addition to St.	
Paul, Ramsey County, Minnesota	Lot Area <u>8,276.40 s.f.</u> Current Zoning <u>B2</u>

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Housing and Redevelopment Authority of the City of Saint Paul

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

future redevelopment as either multifamily residential or mixed use



Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date July 16 2025
Laura L Eckert
Notary Public

By: Audella Newton
Fee owner of property



Title: Executive Director of HRA

CITY OF ST PAUL - ASSESSMENTS

Owners Report

PID: 21-29-22-34-0199

Property Address: 1059 MARYLAND AVE E 55106-2723

Housing And Redev Auth St Paul
25 4th St W Ste 1100
St Paul MN 55102-1634

Owner
Taxpayer

J. A. AND W. M. STEES ADDITION TO ST. PAUL, RAMSEY CO., MINN. VAC STS ACCRUING & E 30 FT OF LOT 29 & ALL C
30 BLK 7



Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

August 19, 2025

VIA EMAIL

Zoning Committee of the St. Paul Planning Commission
c/o Stephan Hankerson, Senior Planner
25 West 4th Street, 1400 City Hall Annex
St. Paul, MN 55102
RE: Rezoning application – 1059 East Maryland Avenue

Dear Zoning Committee:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council concerning the proposed rezoning of the parcel at 1059 Maryland Avenue to T2 Traditional Neighborhood. PPCC supports this rezoning and looks forward to new development that fosters and supports compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. This Zoning category makes a great deal of sense especially given the plans now being developed for the H-Line Bus Rapid Transit and the Purple Line Bus Rapid Transit.

By way of providing some background, as you may be aware, several years ago in 2021, the City's Housing and Redevelopment Authority and the Planning and Economic Development Department contemplated selling this site for construction of a single-family home. Given the history of past uses on this site, as well as its location and potential, PPCC does not support such a low-density solution. At that time in Summer 2021, PPCC's Executive Committee met, reviewed the City's proposal, and communicated to the City that low intensity housing-only was *not* the best or fullest use of the site. Committee members recalled a former building on the site that had a retail use on the corner and housing above. (They mentioned a vacuum cleaner store and several apartments). They couldn't recall why the building was demolished but said that it felt like a loss in the neighborhood. The Committee talked about how 1059 Maryland would be a good spot for an ice cream store, a coffee shop or some other food related business especially because of its walkability. They said that that commercial/residential combination on that site (and on the other corners of that particular intersection) felt like a node and that it was – and in the future should continue to be – an necessary mid-point that shortens the distance between the commercial uses at Arcade and Maryland and at Clarence and Maryland. In all, they agreed that new construction on the site should be mixed use and have a similar

Zoning Committee of the St. Paul Planning Commission
August 19, 2025
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intensity to what was lost. We are heartened to know that the City is now rezoning this property to accommodate such possibilities.

Thank you for including this letter in the packet of materials for the public hearing. We are grateful to the Zoning Committee for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,



Jack Byers, Executive Director

cc. Council Member Nelsie Yang, Ward 6
Joe Musof, Department of Planning and Economic Development
Bill Dermody, Department of Planning and Economic Development
Paul Dubruiel, Department of Safety and Inspections
Anne DeJoy, East Side Neighborhood Development Company
Rebecca Nelson, PPCC Board President
PPCC Board of Directors










Zoning map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5



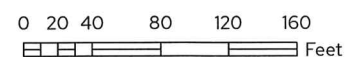
Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- | | | | |
|--|--|--|---|
|  RL One-Family Large Lot |  T1 Traditional Neighborhood |  B3 General Business |  F1 River Residential |
|  H1 Residential |  T2 Traditional Neighborhood |  B4 Central Business |  F2 Residential Low |
|  H2 Residential |  T3 Traditional Neighborhood |  B5 Central Business Service |  F3 Residential Mid |
|  RM1 Multiple-Family |  T3M T3 with Master Plan |  IT Transitional Industrial |  F4 Residential High |
|  RM2 Multiple-Family |  T4 Traditional Neighborhood |  ITM IT with Master Plan |  F5 Business |
|  RM3 Multiple-Family |  T4M T4 with Master Plan |  I1 Light Industrial |  F6 Gateway |
| |  OS Office-Service |  I2 General Industrial |  VP Vehicular Parking |
| |  B1 Local Business |  I3 Restricted Industrial |  PD Planned Development |
| |  BC Community Business (converted) | |  CA Capitol Area Jurisdiction |
| |  B2 Community Business | | |



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT



Land use map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
 Seasonal/Vacation
 Single Family Detached
 Manufactured Housing Park

Multifamily Residential

- Single Family Attached
Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

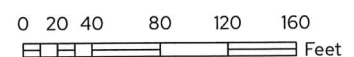
Other Uses

- Industrial and Utility
- Extractive
- Institutional

- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

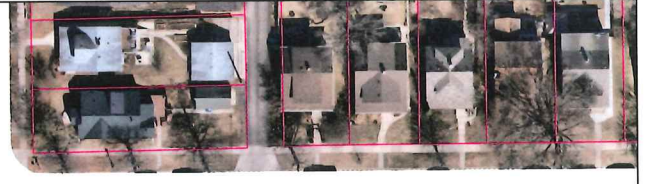


Application of
HRA City of Saint Paul
 Aerial map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5



Hawthorne Ave E



Maryland Ave E



Maryland Ave E



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

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