

# Appeal of Determination of Similar Use

Planning Commission Meeting  
February 21, 2025  
File #25-005-778

Tia Anderson – DSI Zoning Division



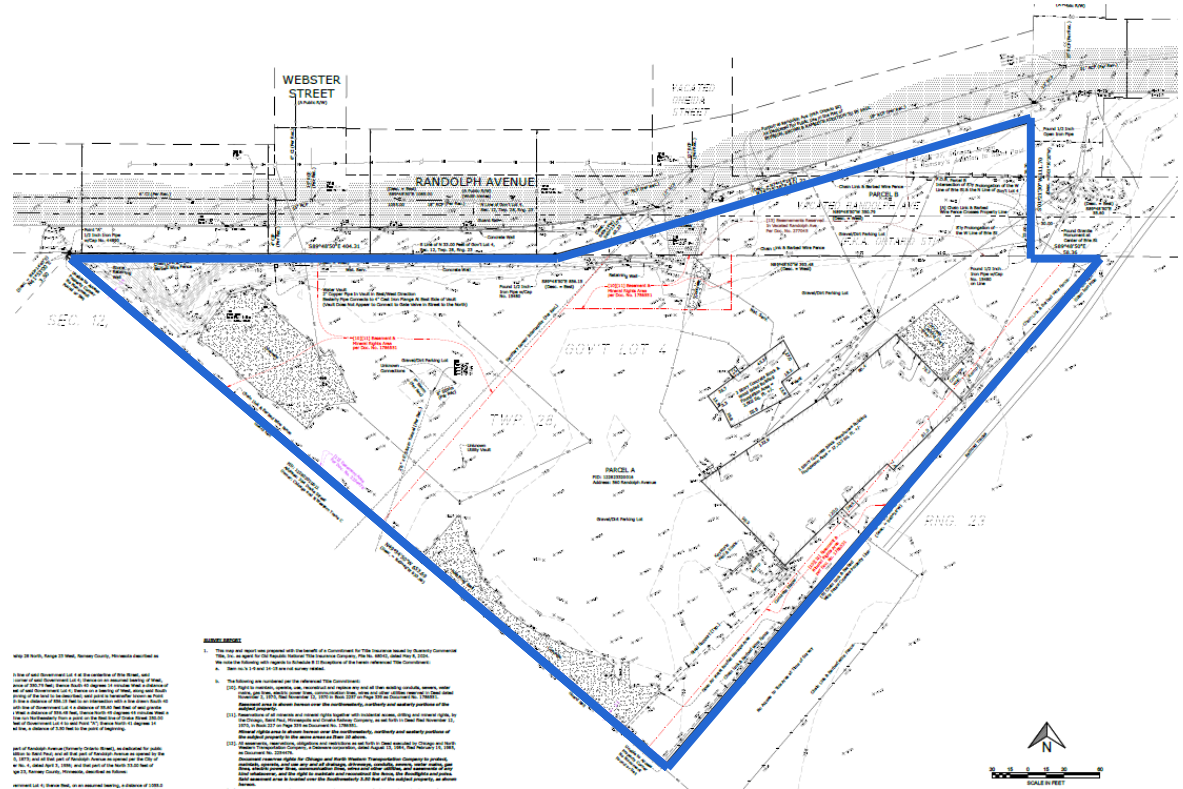
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## FCC Environmental Services – 560 Randolph Ave

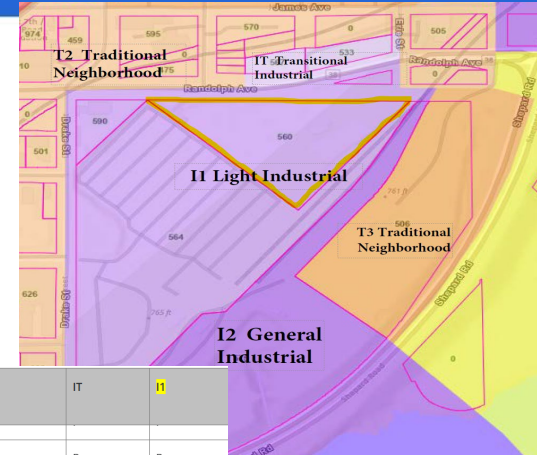
- FCC Environmental Services applied for a Statement of Clarification on Dec 16, 2024
- Determination of Similar Use for proposed operations at 560 Randolph Avenue issued on Jan 10, 2025
- 4.27-acre parcel located in I1 – Light Industrial Zoning District
- Property has history of light industrial uses, most recently a tow truck operator





## Determination of Similar Use

- The proposed use is a solid waste truck dispatch center, fleet maintenance, and compressed natural gas (CNG) refueling
- Determined to be similar in use to a *Public works yard or maintenance facility*
- Public works yard or maintenance facility is a permitted use in this zoning district (I1 Light Industrial)



Use	IT	I1
School, primary & secondary	P	P
Trade school, arts school, dance school, etc.	P	P
Public Services and Utilities		
Antenna, cellular telephone	P	P
Antenna, public utility microwave	C	C
Antenna, radio and television transmitting	C	C
Antenna, satellite dish	C	C
Electric transformer or gas regulator substation	P	P
Municipal building or use	P	P
Municipal incinerator		
Power plant		
Public utility heating or cooling plant		P
Public works yard or maintenance facility		P



## West 7th/Fort Road Federation appealed the Zoning Administrator's Statement Of Clarification

- The appeal challenges the determination that FCC's proposed *truck dispatch yard and maintenance facility* is similar in character and impact to a *public works yard or maintenance facility*
- The appellant contends that the determination of similar use must be reevaluated because it is inconsistent with the required findings



### §61.106. – Similar Use Determination

When a specific use is not listed in the zoning code, the Zoning Administrator shall issue a statement of clarification, **finding that the use is or is not substantially similar in character and impact to a regulated use**, based on the following findings:

- 1) The use is similar in character to one or more permitted principal uses
- 2) Traffic generated by such use is similar to one or more permitted principal uses
- 3) The use is not first permitted in a less restrictive zoning district
- 4) The use is consistent with the comprehensive plan



# The use is consistent with the Comprehensive Plan

- The 2040 Saint Paul Comprehensive Plan designates the site's **future land use as Industrial**
- 560 Randolph Avenue is **zoned I1 Light Industrial** which allows a wide variety of permitted uses
- Four Comprehensive Plan addenda foresee the site as **possible residential land use in long-term**
- **No rezoning** or other amendments have been initiated to alter the site's industrial zoning designation
- The **2040 Comp Plan governs if there are conflicts** with small area plans



## ZC Public Hearing and Recommendation

- 23 people spoke in favor of the appeal, 0 opposed
- Zoning Committee voted 3 – 2 to **deny the appeal** of the zoning administrator's Statement of Clarification
  - Based on the Findings, FCC Environmental Service's proposed solid waste truck dispatch center and maintenance facility is **similar in character and impact to a *public works yard or maintenance facility*** at 560 Randolph Avenue
  - *Public works yard or maintenance facility* is a **permitted use** in this zoning district (I1 Light Industrial)

# Questions?



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