

ZONING COMMITTEE STAFF REPORT

FILE NAME: 635 Cleveland South - Rezone

FILE #: 25-010-936

APPLICANT: Central Internal Medicine Associates PA

HEARING DATE: February 27, 2025

TYPE OF APPLICATION: Rezoning

LOCATION: 635 Cleveland Avenue South (southwest corner at Bayard)

PIN & LEGAL DESCRIPTION: 08.28.23.44.0074; Lot 1, Block 2, King's Highland Park

PLANNING DISTRICT: 15

EXISTING ZONING: OS

ZONING CODE REFERENCE: § 61.801(b)

STAFF REPORT DATE: February 20, 2025

BY: Kady Dadlez

DATE RECEIVED: February 6, 2025

60-DAY DEADLINE FOR ACTION: April 6, 2025

- A. **PURPOSE:** Rezone from OS office-service to T2 traditional neighborhood.
- B. **PARCEL SIZE:** The corner property has about 55' of frontage along Cleveland and 135' of frontage along Bayard for a lot area of about 7,425 square feet.
- C. **EXISTING LAND USE:** Two-story office building with surface parking at the rear.
- D. **SURROUNDING LAND USE:**
- North:** Apartment building and office uses in an RM2 district and single-family residential uses in an H2 district.
- East:** Primarily single-family residential uses and college campus uses in an H2 district and low-density multiple family residential uses in an RM2 district.
- South:** Apartment buildings in OS and RM2 districts and restaurant and surface parking in a T2 district.
- West:** Single family residential uses in an H2 district.
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The site has been zoned OS office-service district (formerly known as OS-1) since 1975.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council's development committee voted to support the proposed rezoning to T2.
- H. **FINDINGS:**
1. Montessori Three LLC has a signed purchase agreement to acquire the property and intends to use the main level and basement of the existing building as a retail store and maker space, selling both locally handmade and mass manufactured Montessori teaching materials. The basement will also be used to store inventory. Continued use of a portion of the second floor for health and wellness service office use is planned. The remaining second floor space will be used for parent/infant classes and teacher training classes. The purchaser plans to install an elevator, make changes to interior space on the main level and improve the appearance of the building exterior and landscaping. The parking at the rear of the property, with access from the alley, has ten angled parking stalls. Parking will be used by both the health and wellness businesses as well as the retail store. There are plans to restripe/repave the parking lots in the first few years of ownership.

2. The proposed T2 zoning is consistent with the way this area has developed. The block face along Cleveland is a mix of office, apartment, restaurant, and parking uses. The west side of Cleveland is developed with a variety of commercial and multifamily uses southward for five blocks to the south side of Ford Parkway and is mostly zoned T2. The majority of the east side of Cleveland is developed with commercial uses along this stretch and is zoned T2 as well, except for the low-density multiple family residential uses at the southeast corner at Bayard, which are zoned RM2. All the buildings on the west side of this block are built near or at the front property line, consistent with the desired building form in traditional neighborhood districts. This stretch of Cleveland is an existing transit corridor served by Metro Transit bus routes 74 and 87; A Line BRT runs along Ford Parkway about 1/3 mile to the south.
 3. The proposed T2 zoning is consistent with the Comprehensive Plan. The 2040 future land use map guides the property along this stretch of Cleveland for mixed-use. The main distinguishing characteristic in mixed-use areas is a balance of jobs and housing within walking distance of one another, as is found on the block between Bayard and Sheffer. Land use policy LU-27 calls for providing for land use change and rezoning of land adjacent to mixed-use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets. Policy LU-6 calls for fostering equitable and sustainable economic growth by facilitating business creation, attraction, retention, and expansion. The property is near the Highland Village-Ford Site Neighborhood Node. Land use policy LU-30 calls for focusing growth at the neighborhood node with increasing density toward the center of the node and transition in scale to surrounding uses. The subject property is away from the center of the node at Cleveland and Ford Parkway where more intense uses are located.
 4. The proposed T2 zoning is compatible with surrounding uses along Cleveland, which include a mix of office, apartment, restaurant, and parking uses in the block between Bayard and Sheffer. The uses fronting along Cleveland are separated from the single-family residential uses to the west by an abutting alley. In addition, there is a mix of commercial uses to the south along both sides of Cleveland between Sheffer and the south side of Ford Parkway.
 5. Court rulings have determined “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.”* Rezoning the subject property to T2 traditional neighborhood would not constitute spot zoning. The zoning allows both residential and commercial uses, similar to existing uses found on the block between Bayard and Sheffer and the five blocks to the south to Ford Parkway.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the petition to rezone property at 635 Cleveland Avenue South, southwest corner at Bayard, from OS office-service to T2 traditional neighborhood.



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

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Property Owner(s) Central Internal Medicine Associates PA

Address 635 Cleveland Avenue South City Saint Paul State MN Zip 55116

Email fferris1@msn.com Phone 651-769-4612

Contact Person (if different) Staci Hedlund Email s.hedlund@outlook.com

Address 1622 Beechwood Avenue City Saint Paul State MN Zip 55116

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

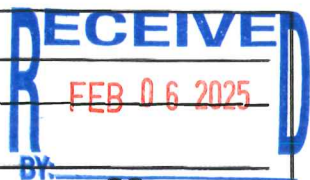
PROPERTY INFO

Address/Location 635 Cleveland Avenue South, Saint Paul, MN 55116

PIN(s) & Legal Description 082823440074
(Attach additional sheet if necessary.)

King's Highland Park, Lot 1 block 2

Lot Area 7513 sq ft Current Zoning OS



TO THE HONORABLE MAYOR AND CITY COUNCIL:
Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
Central Internal Medicine Associates PA

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

Montessori Three LLC has a signed purchase agreement for this property.

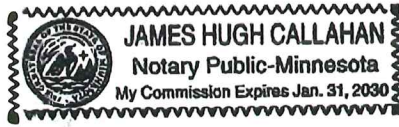
Montessori Three LLC proposes using the main floor and basement as a retail store and maker space, selling both locally handmade and mass manufactured Montessori teaching materials. For the second floor, we propose continuing the existing use of a portion the space as leased offices. The remaining portion of the second floor would be used for parent/infant classes and teacher training classes.

The Twin Cities is fortunate to be home to two Montessori teacher training programs (the Montessori Center of Minnesota and St. Kate's), which is uncommon. As a result, there is a

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 02 / 05 20 25

James Hugh Callahan
Notary Public



By: Dr. Fredrick Ferris 02/05/25
Fee owner of property
Owner
Title: _____

Additional text:

As a result, there is a wealth of Montessori schools in the area. Montessori schools require specific teaching materials. At present, there is no store serving the needs of Montessorians. The Montessori community is very enthusiastic about this endeavor.

635 Cleveland Avenue South

Rezone from OS to T2

635 Cleveland Avenue South – office building used for health and wellness services



View of the property at 635 Cleveland and properties to the south from the alley



Land uses to the south along Cleveland – apartments, restaurant, surfacing parking



635 Cleveland Avenue South

Rezone from OS to T2

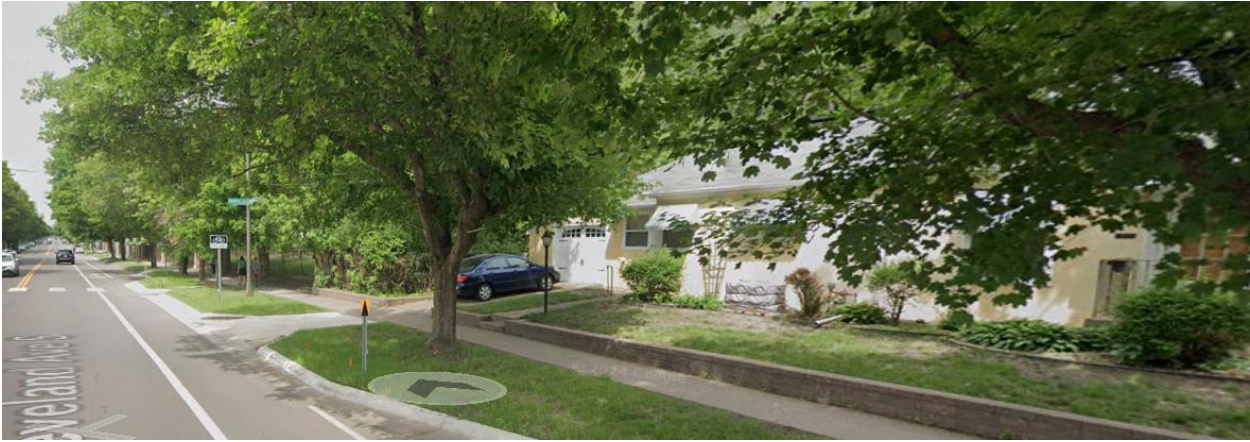
Apartment, office, and residential uses to the north along the west side of Cleveland



Single family residential uses to the west along Bayard



Residential and college campus uses to the east along the east side of Cleveland



635 Cleveland Avenue South

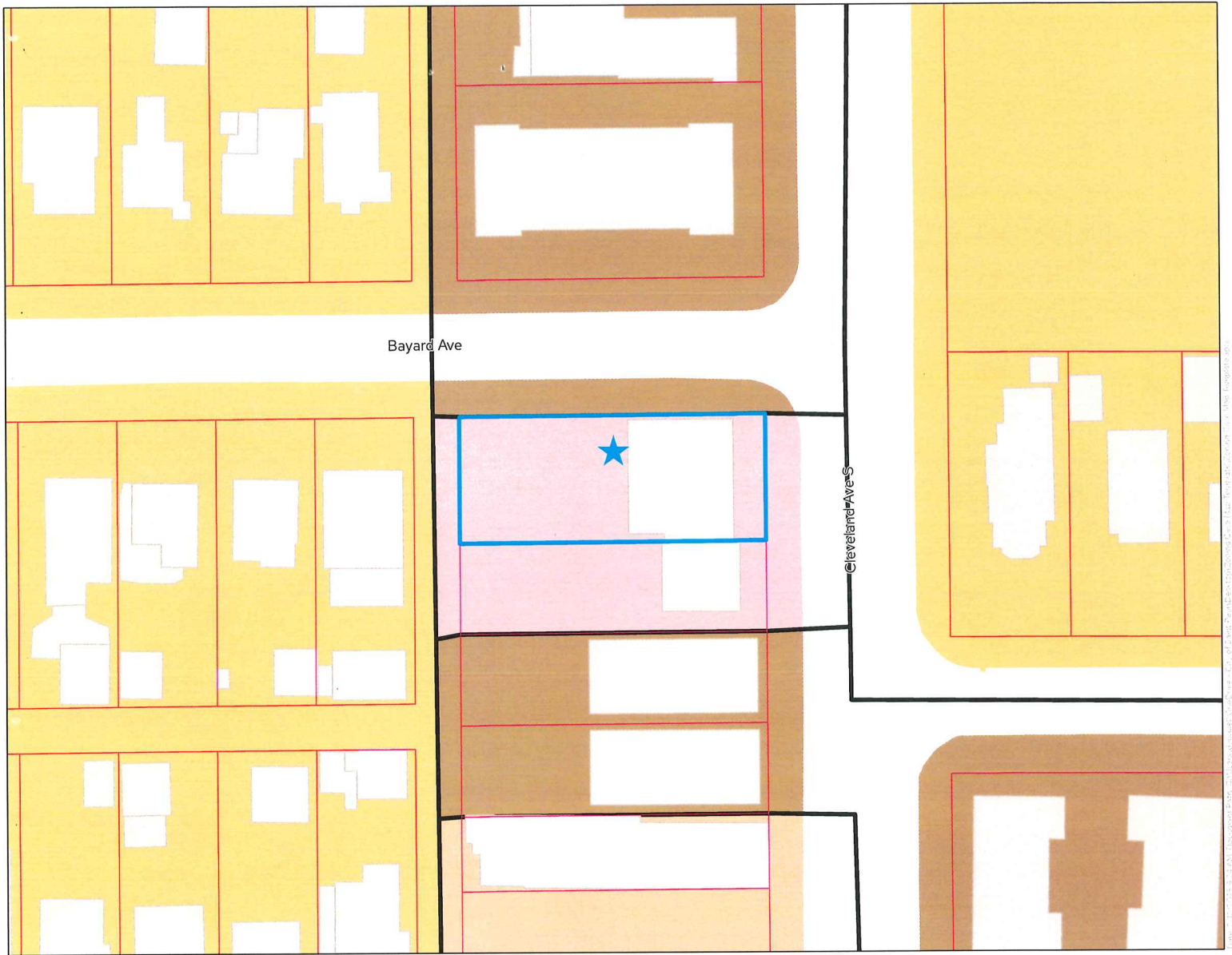
Rezone from OS to T2

The main level of the building will be set up like a Montessori classroom as shown in the photo below. All items in the classroom will be for sale. The inventory will be stored in the basement.



Application of
Central Internal Medicine Associates PA
 Zoning map

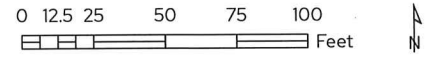
application number: 25-010-936 ▪ type: Rezone ▪ date: 02/12/2025 ▪ planning district: 15



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 | | |

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Application of Central Internal Medicine Associates PA

Land use map

application number: 25-010-936 ▪ type: Rezone ▪ date: 02/12/2025 ▪ planning district: 15



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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

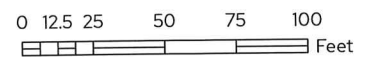
Undeveloped

Water

This document contains information that is confidential under the Freedom of Information Act. It is intended for the use of the public and is not to be disseminated outside of the public hearing process. The information contained herein is for informational purposes only. This document is not a final decision and does not constitute a commitment by the Saint Paul Planning and Economic Development Department. The information contained herein is for informational purposes only. This document is not a final decision and does not constitute a commitment by the Saint Paul Planning and Economic Development Department.

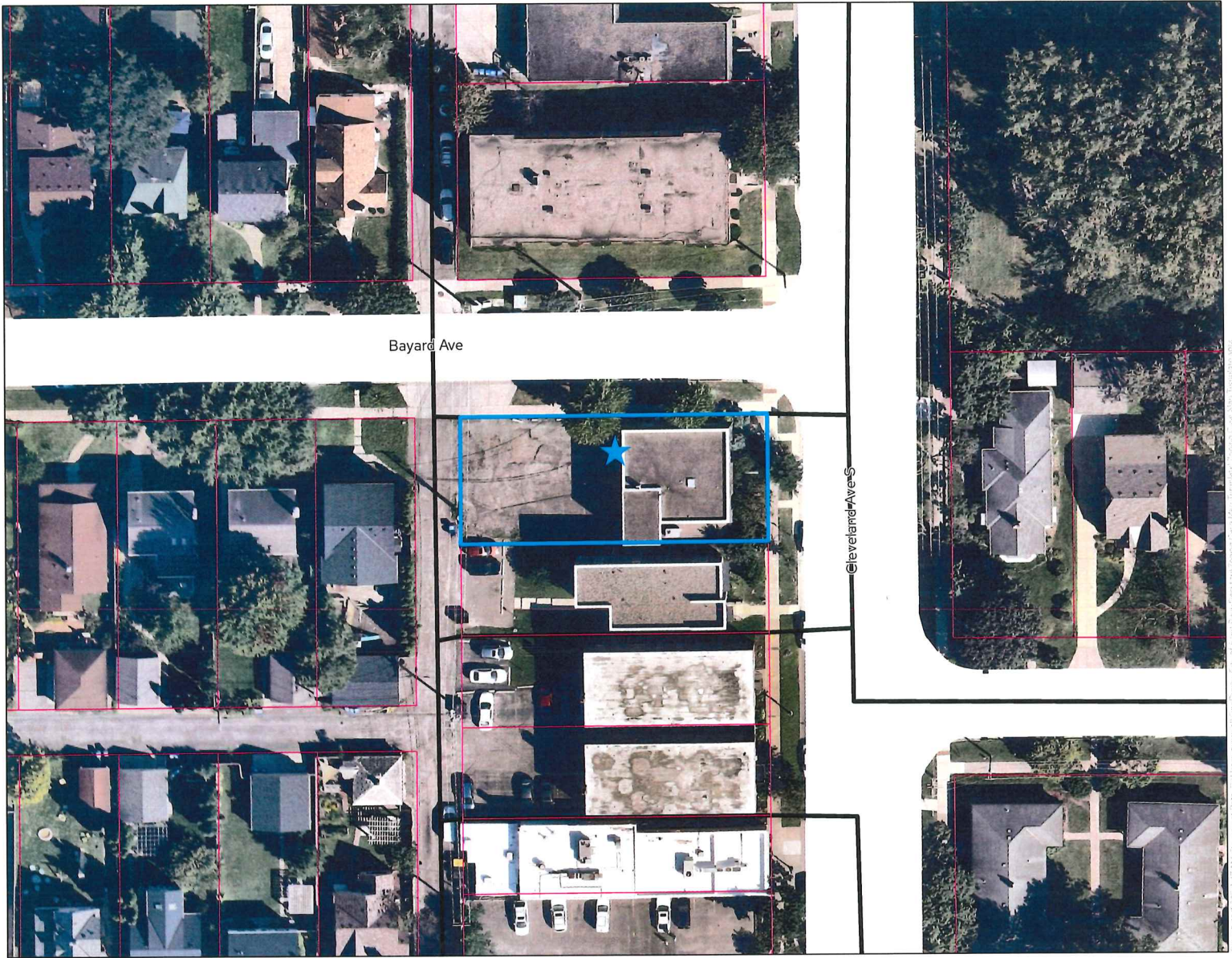


SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT



Application of
Central Internal Medicine Associates PA
 Aerial map

application number: 25-010-936 ▪ type: Rezone ▪ date: 02/12/2025 ▪ planning district: 15



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

These maps are provided for informational purposes only. They are not intended to be used as a legal document. The information on these maps is for informational purposes only and should not be used as a legal document. The information on these maps is for informational purposes only and should not be used as a legal document. The information on these maps is for informational purposes only and should not be used as a legal document.

