

City of Saint Paul
Planning Commission Resolution
File number 25-11
Date March 7, 2025

WHEREAS, Central Internal Medicine Associates PA, File # 25-010-936, has applied to rezone from OS office-service to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 635 Cleveland Avenue South, Parcel Identification Number (PIN) 08.28.23.44.0074, legally described as Lot 1, Block 2, King's Highland Park; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 27, 2025, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with 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. 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

moved by Taghioff
seconded by _____
in favor Unanimous
against _____

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.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Central Internal Medicine Associates PA for rezoning from OS office-service to T2 traditional neighborhood for property at 635 Cleveland Avenue South be approved.

