

City of Saint Paul  
Planning Commission Resolution  
File Number 25-22  
Date May 30, 2025

WHEREAS, Ramsey County Regional Railroad Authority (RCRRA), File # 25-015-702, has applied to rezone from I2 general industrial RM 2 medium-density multiple-family district under the provisions of Sections 61.801 and 66.200 of the Saint Paul Legislative Code on a portion of the property located at 0 Payne Ave ("Parcel 1") and 0 Minnehaha Ave E ("Parcel 2"), Parcel Identification Numbers (PINs) 32.29.22.12.0054 and 32.29.22.12.0133; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 22, 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:

Parcel 1: An application has been submitted to rezone from I2 general industrial to RM2 medium-density multiple-family residential. The subject parcel is currently split-zoned I2 and RM2. The proposed rezoning would correct this so the entire parcel is zoned RM2. No development is proposed on the parcel.

Parcel 2: An application has been submitted to rezone from I2 general industrial to RM2 medium-density multiple-family residential. The subject parcel is currently split-zoned I2 and RM2. The proposed rezoning would correct this so the entire parcel is zoned RM2. No development is proposed on the parcel.

The proposed RM2 zoning is consistent with the [2040 Comprehensive Plan](#). These parcels are guided Urban Neighborhood, which allows for the residential and institutional uses permitted in the RM2 zoning district.

The proposed zoning is compatible with the surrounding uses. The area surrounding the sites are primarily residential, institutional, and parkland.

The proposed zoning does not constitute spot zoning. 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 RM2 zoning adjoins a large area zoned RM2. The uses are consistent with the uses in the area.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the Mayor and City Council that the application of Saint Paul Ramsey County Regional Railroad Authority (RCRRA) for rezoning from I2 general industrial to RM 2 medium-density multiple-family district at 0 Payne Ave and 0 Minnehaha Ave be approved.

moved by Taghioff  
in favor 8  
against 4 (Holst, Houmas, Johnson Becker, Ortega)