

City of Saint Paul
Planning Commission Resolution
File Number 25-24
Date May 30, 2025

WHEREAS, St. John Evangelical Lutheran Church, File # 25-015-702, have applied to rezone from I2 general industrial to H2 residential district under the provisions of Sections 61.801 and 66.200, the Saint Paul Legislative Code on a portion of the property located at 771 Margaret St, Parcel Identification Number (PIN) 32.29.22.11.0117; 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:

An application has been submitted to rezone from I2 general industrial to H2 residential. The subject parcel is currently split-zoned I2 and H2. The proposed rezoning would correct this so the entire parcel is zoned H2. No development is proposed on the parcel.

The proposed RM2 zoning is consistent with the [2040 Comprehensive Plan](#). This parcel is guided Urban Neighborhood, which allows for the residential and institutional uses permitted in the H2 zoning district.

The proposed zoning is compatible with the surrounding uses. The area surrounding the site is primarily residential with commercial uses along nearby 7th St.

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 H2 zoning adjoins a cluster of parcels zoned H2. 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 St. John Evangelical Lutheran Church, for rezoning from I2 general industrial to H2 residential district at 771 Margaret St be approved.

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