



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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To: Comprehensive Planning Committee

From: Kate Reilly (266-6618)

Date: February 11, 2013

Re: Auto Body Text Amendments

Background

On December 19, 2012 the Saint Paul City Council initiated a study of the Zoning Code to address the definition and intent of Section 65.701 of the Zoning Code pertaining to Auto Body Shops. Saint Paul Planning and Economic Development Staff as well as staff from the Department of Safety and Inspections (DSI) have studied the issue and drafted the proposed language.

This study comes about due to a situation on University Avenue with ABRA Auto Body. ABRA was originally operated as an accessory use to the former Midway Chevrolet/Hyundai/Suzuki (1190 University Avenue). Since Midway Chevrolet closed, ABRA operated under an interim use permit approved by the City Council in 2007. The interim use permit expired in December 2012. In December 2012 the City Council modified that interim use permit so that the interim use expires five years after City Council approval or when the property is redeveloped with a new use, or ownership of the use is transferred or the zoning code is amended to make auto body shop a conditional use at this location, which ever may occur first. The property at 1190 University Avenue was rezoned from B3 general business to T4 traditional neighborhood district in 2011 as part of the Central Corridor / Traditional Neighborhood Zoning Study. We are proposing to amend the zoning code to better accommodate Auto Body Shops, which may operate in mixed-use commercial areas successfully and without problems or causing a nuisance.

Please review the attached zoning code language regarding text amendments for Section 65.701 Auto Body Shops of the Zoning Code.

Requested Committee Action

On February 19, 2013 we will review these documents. It is my hope that we will be able to forward these amendments to the Planning Commission to set a public hearing on amendments to Section 65.701 Auto Body Shops of the Zoning Code for April 5, 2013.

For further information please contact City Planner Kate Reilly (266-6618 or kate.reilly@ci.stpaul.mn.us).