

city of saint paul
planning commission resolution
file number
date

WHEREAS, Salvation Army, File # 18-070-330, has applied to rezone from RT1 two-family residential to B2 community business under the provisions of § 61.801(b) of the Saint Paul Legislative Code, at property located at 618-626 Lawson Ave. E., Parcel Identification Number (PINs) 29.29.22.13.0138; 29.29.22.13.0137; 29.29.22.13.0136 legally described as Lots 4-6, Block 15, Arllington Hills Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 5, 2018, 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. The application requests rezoning of three parcels at 618, 622, and 626 Lawson Ave E from RT1 Two-Family Residential District to B2 Community Business District. The 626 Lawson Ave E parcel contains a portion of the Salvation Army building, addressed as 1019 Payne Ave, that would be made legal by the rezoning. The other two parcels are the location for a planned building expansion.
2. The proposed zoning is consistent with the way this area has developed. Payne Avenue is fronted by commercial and residential uses of varying lot depths. The proposed zoning is consistent with the existing pattern of development.
3. The proposed zoning is consistent with the Comprehensive Plan, which designates Payne Avenue as a Mixed Use Corridor. The proposed zoning allows for a contiguous development with a Payne Avenue frontage.
4. The proposed zoning is compatible with the surrounding mix of uses, including institutional along Payne Avenue and parking for institutional uses directly to the north.
5. 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 zoning does not constitute spot zoning.
6. The petition for rezoning was found to be sufficient on June 14, 2018: 30 parcels eligible; 20 parcels required; 20 parcels signed.

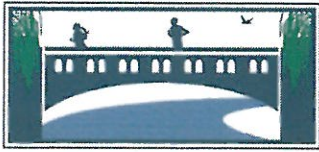
NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Salvation Army for rezoning from RT1 two-family residential to B2 community business for property at 618-626 Lawson Ave. E. be approved.

moved by _____

seconded by _____

in favor _____

against _____



Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

June 27, 2018

Zoning Section

Department of Planning and Economic Development

1400 CHA 25 West 4th Street

Saint Paul, MN 55102

RE: Rezoning 618-626 Lawson Ave. East

File # 18-070--330

Dear Zoning Committee Members:

The Board of Directors for the Payne-Phalen Community Council met in regular session on Tuesday, June 26, 2018 at the Arlington Hills Community Center. On the agenda was the Rezoning Application for The Salvation Army properties at 618-626 Lawson Avenue E. Mr. Chris Osowski, representing The Salvation Army, was in attendance to provide information.

The request to rezone from RT1 to B2 is to both correct a zoning error and to allow for eventual remodel and expansion. This facility provides programming for both adults and youth. The Board voted unanimously to support the rezoning application.

If you have any questions, please feel free to contact our office.

On behalf of the Board of Directors,

A handwritten signature in black ink, appearing to read 'A. Hollins', is written in a cursive style.

Athena Hollins, President
Payne-Phalen Community Council

Cc: Chris Osowski