

City of Saint Paul
Planning Commission Resolution
File Number 26-3
Date February 6, 2026

WHEREAS, Xcel Energy, File # PEDREZ000242-2025, has applied to rezone from H1 residential to I1 light industrial under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 325 Commercial Street, Parcel Identification Number (PIN) 32.29.2231.0002, legally described as Lot 2, Block 2, Dayton's Bluff RR Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 29, 2026, 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:

Application Request

The application requests the rezoning of the purchased parcel from H1 Residential to I1 Light Industrial in order to facilitate the expansion of the Dayton's Bluff electric substation owned by the applicant.

Zoning Analysis

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcel as Industrial and Transportation. The uses allowed in the proposed I1 zoning district are compatible with the future land use designation. The following policies apply:

2040 Comprehensive Plan

Policy LU-44. Identify and assemble industrial sites within close proximity to logistics networks, including interstate freeways, river terminals, rail and other cargo/commodity shipping facilities.

Policy LU-51. Support efforts to combine small parcels in industrial zones in order to allow for uses requiring larger building footprints.

2. The rezoning contributes to orderly and predictable development. The uses allowed in the I1 zoning district, including industrial, utilities, transportation, and park uses are complimentary to the uses in the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Xcel Energy for rezoning from H1 residential to I1 light industrial at 325 Commercial be approved.

moved by Taghioff
seconded by _____
in favor Unanimous
against _____