

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: July 13, 2026
RE: Rezoning – 301 Armstrong Blvd N

Applicant

EDUARDO DIAZ AND MARTHA LOPEZ
ADDRESS – 301 ARMSTRONG BLVD N

Request

The applicant is requesting a change in the zoning designation for the parcel from a I-2 “General Industrial District” to B-2 “Service Business District”

Proposal

Applicant desires to convert the building into an event center in one portion of the building. The building currently is being used as an auto repair shop in the rear portion of the building and secondhand merchandise shop in the front of the building.

Location

The property is located at 301 Armstrong Blvd N legally described as Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, including Lot 1, Block 82, First Addition to the City of St. James, Lot 3, Block 70, First Addition to the City of St. James.

Existing Land Use

The building is zoned as a I-2 “General Industrial District”. The surrounding zoning designations include I-2 (north, south) and city-owned (east, west).

The building has parking space available at the south side of the building.

Recommendations

Staff recommendation is approval.

Exhibits

Exhibit 1 – Zoning Request Application
Exhibit 2 – Notice of Public Hearing
Exhibit 3 – Property Map

City Code

§ 156.190 PURPOSE.

The I-2 (General Industrial) District is intended for general industrial uses, which, due to their size and nature, would not be appropriate elsewhere.

(Prior Code, § 11.41)

§ 156.191 PERMITTED USES.

The following are permitted uses in the I-2 District:

- (A) Any use listed in § [156.171](#);
- (B) Welding shops;
- (C) Canning factories, creameries, and other food product processing facilities;
- (D) Contractor's offices and storage yards, storage areas for plumbing, heating, and ventilating, or air conditioning contractors, roofing contractors, lumber yards, masonry manufacturing and storage, electrical contractor, or refrigeration contractor;
- (E) Freight terminals;
- (F) Bulk fuel sales and storage facilities;
- (G) Vehicle repair shops and storage facilities;
- (H) Highway maintenance shops and storage yards;
- (I) Public service structures, including power substations, gas regulator stations, sewage disposal plants, telephone exchanges, police or fire stations, elevated storage tanks, and waterworks; and
- (J) Other manufacturing, or industrial, uses whose operations are inappropriate for any other district, but could be located within this District without causing harm to neighboring uses when complying with the District's standards.

(Prior Code, § 11.41)

§ 156.192 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the I-2 District: Any use that is clearly incidental to the primary use, and conforms to applicable performance standards listed elsewhere in this chapter.

(Prior Code, § 11.41)

§ 156.193 SPECIAL USES.

The following are special uses in the I-2 District:

- (A) The extraction, processing, or storage of sand, gravel, stone, or other like materials;
- (B) Retail and service establishments essential to the operation of this District; and
- (C) Auto salvage yards.

(Prior Code, § 11.41)

§ 156.194 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

<i>Setback, Lot Size</i>	<i>Setback Standard</i>
Front, side, and rear yard	25 feet from any residential district lot line
Height regulations	75 feet
Lot coverage	No maximum
Minimum lot area or width requirement	None

(Prior Code, § 11.41)

§ 156.195 ADDITIONAL REQUIREMENTS.

Development occurring in this District shall meet applicable criteria as found in

§§ [71.20](#), [156.020](#) through [156.038](#).

(Prior Code, § 11.41) (Ord. 165, second series, passed 7-5-2000)

§ 156.110 PURPOSE.

The B-2 (Service Business) District is intended for commercial activities which might be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, and other characteristics inherent in these uses.

(Prior Code, § 11.30)

§ 156.111 PERMITTED USES.

The following are permitted uses in the B-2 District:

- (A) Restaurants or taverns;
- (B) Indoor recreational or leisure activities, such as bowling, pool halls, skating rinks, or other similar kinds of uses;
- (C) Retail sales of groceries, meats, vegetables, fruit, or other food products, frozen food storage locker establishments, and variety stores;
- (D) Retail sales, including service and repair of household appliances, including computers, audio equipment, televisions, washers, dryers, dishwashers, air conditioners, and other similar household items;
- (E) Secondhand merchandise retail sales;
- (F) Cabinet maker, carpentry shop, furniture or upholstering repair shops, and artisan production shop;
- (G) Dry cleaning establishments, and self service laundromats;
- (H) Plumbers, heating system contractors shops, sales, and showrooms, and general contractors' shops;
- (I) Copy shops;
- (J) Bakeries;
- (K) Funeral homes;
- (L) Motels or hotels;
- (M) Newspaper distribution centers;
- (N) Convention halls, or civic centers;
- (O) Municipal and government buildings, or public utility structures; and
- (P) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.112 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-2 District: Uses customarily incidental to the permitted uses including outside vending machines, telephone booths, and screened storage areas.

(Prior Code, § 11.30)

§ 156.113 SPECIAL USES.

The following are special uses in the B-2 District:

- (A) Drive-in restaurants;
- (B) Lumber yards;
- (C) Greenhouses, landscape nurseries, and garden stores;
- (D) Miniature golf courses, golf driving ranges, and archery ranges;
- (E) Marine and boat sales, and servicing businesses;
- (F) New, or used, automobile and truck sales and service, and storage lots;
- (G) Auto service stations, auto convenience markets, car wash business, and auto repair shops;
- (H) Animal hospitals, veterinary clinics, and kennels;
- (I) Self service storage facilities; and
- (J) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.114 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

<i>Setback, Lot Size</i>	<i>Size Standard</i>
<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard setback	No front yard setback required
Height regulations	45 feet
Lot coverage	50% maximum lot coverage by buildings
Minimum lot area	No minimum lot size required in this district
Minimum lot width	No minimum lot width required in this district
Rear yard setback	20 feet
Side yard setback	No side yard setback required*

Notes to Table:

Except on lots abutting lots zoned residential, then the side yard standard that applies to that residential lot shall apply.

(Prior Code, § 11.30)

§ 156.115 ADDITIONAL REQUIREMENTS.

Developments occurring in this district shall meet applicable criteria as found in §§ [71.20](#), 156.020 through 156.038, such as signage regulations, parking standards, screening requirements, landscaping standards, or others as appropriate.



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

Application for: Variance \$175.00 plus 3.00 per notice
 X Rezoning \$175.00 plus 3.00 per notice
 Ordinance Change \$175.00 plus 3.00 per notice
 Special Use Permit \$175.00 plus 3.00 per notice
 Annexation Petition \$5.00/acre (min \$150 – max \$600)
 Lot Division/Property Split \$175.00 plus 3.00 per notice
 Plat Subdivision – Prelim \$75 plus 3.00 per notice
 Plat Subdivision – Final \$75 plus 3.00 per notice
 Vacation initiated
by citizen petitioner \$175.00 plus 3.00 per notice
 Notification billing \$3.00 for each required notice

Applicant: Name: Eduardo Diaz
Mailing Address: 301 Armstrong Blv N.
Phone Number: 507-405-2500
Email: eduardodiaz741@gmail.com

Property Address (if different from Applicant's address):

301 Armstrong Blvd N St. James MN 56081

Parcel ID: 202761430

Description of area affected: _____

Present Zone I-2

Present Set-back _____

Present Use _____

Proposed Zone (if different) B-2

Proposed Set-back (if different) _____

Proposed Use (if different) _____

Request

☐ Attached drawing of request

The above information and attached drawing of request are true and correct to the best of my knowledge.

6/23/26
Date

Eduardo Diaz
Signature of Person Filing Application

HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's meeting.

DRAWING: A drawing of the affected area must be attached showing present lot lines and existing buildings and the requested change. Applications will not be accepted without all information. The Zoning Administrator will notify the applicant within 10 business days if the application is incomplete.

FEE: SEE ABOVE. The fee for request is due at the time of this application submittal. The notice fee will be due on or before the public hearing. If the notice fee is not submitted, the public hearing will be cancelled at the applicants cost.



City of St. James
1205 6th Ave S. | PO Box 70 | St. James, MN 56081
P. 507-375-3241 | F. 507-375-4376 | www.ci.stjames.mn.us

NOTICE OF PUBLIC HEARING ST. JAMES PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that the St. James Planning Commission will meet on Monday, July 13, 2026, at 5:15 p.m. at City Hall located at 1205 6th Ave S, St. James, Minnesota, for the following purpose:

To consider the request for rezoning from I-2 “General Industrial District” to B-2 “Service Business District” for the property located at 301 Armstrong Blvd N owned by Eduardo Diaz and Martha Lopez. The property is generally described as property located in Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, including Lot 1, Block 82, First Addition to the City of St. James, Lot 3, Block 70, First Addition to the City of St. James, and adjoining parcels.

Affected parcels include PID 20.276.1430 and 20.276.2370. The complete legal description and map of affected properties are available for review at the St. James City Hall

All persons are invited to attend the July 13, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

Dated this 2nd Day of July 2026.

Brianna Sanders
Zoning Administrator

Publish July 2, 2026: St. James Plaindealer

Parcel 1:

That part of East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, described as follows: Beginning at the Southeast corner of Lot 3, Block 70, of First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 277.5 feet to a point 22.5 feet Northerly from the center line of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence deflecting 90 degrees right and parallel to said center line a distance of 593 feet; thence deflecting 90 degrees right and parallel to the Westerly line of said Armstrong Boulevard, a distance of 277.5 feet; thence deflecting 90 degrees right and parallel to the center line of said main track, a distance of 593 feet to the place of beginning, all in Watonwan County, State of Minnesota. ALSO that part of the Chicago, St. Paul, Minneapolis and Omaha Railway Company's right of way situated in the South Half of Section 13, Township 106 North, Range 32 West, bounded and described as follows, to-wit: Beginning at a point in the Northwesterly extension of the Southwesterly line of Armstrong Boulevard as said Boulevard was originally located and established as a 60 foot street, distant 22.5 feet Northwesterly at right angles from the center line of the main track of the aforesaid Railway Company; thence Northwesterly along said Southwesterly line of Armstrong Boulevard a distance of 277.5 feet to the Northwesterly right of way line of the aforesaid Railway Company; thence Southwesterly at right angles and parallel with said center line of the main track, a distance of 10 feet; thence Southeasterly at right angles, a distance of 277.5 feet to a point distant 22.5 feet Northwesterly at right angles from said center line of the main track; thence Northeasterly at right angles and parallel with said center line of the main track, a distance of 10 feet, more or less, to the point of beginning, all in Watonwan County, Minnesota. That part of the East Half of the Southwest Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, bounded and described as follows: Commencing at the Southeast corner of Lot 3, Block 70, in First Addition to the City of St. James; thence Southwesterly along the Southeasterly line of said Block 70, extended Southwesterly, a distance of 593 feet for the point of beginning of the land herein to be described; thence Southeasterly at right angles and parallel to the Westerly line of Armstrong Boulevard, a distance of 244 feet, more or less, to the intersection of a line that is parallel to and 9 feet Northerly of, as measured radially, from the center line of Spur Track I.C.C. No. 62 of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, as now located and established; thence Westerly along the last described parallel line, to the intersection of the Southerly extension of the Easterly line of the North and South alley, Block 82, said First Addition to the City of St. James; thence Northerly along the last described line, a distance of 248 feet, more or less, to the intersection with the

Southeasterly line of said Block 70 extended Southwesterly; thence Northeasterly along the last described line, a distance of 55 feet, more or less, to the point of beginning. EXCEPT that part of the East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3, Block 70, of the First Addition to City of St. James, Watonwan County, Minnesota; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 90.65 feet; thence deflecting 90 degrees right and parallel to the center line of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railroad, a distance of 226.0 feet; thence deflecting right 90 degrees and parallel to the Westerly line of said Armstrong Boulevard, a distance of 90.65 feet; thence deflecting right 90 degrees and parallel to the center line of said railroad, a distance of 226.0 feet to the point of beginning. AND EXCEPT that part of the East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of Lot 3, Block 70 of First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, 277.5 feet to a point, 22.5 feet Northerly of the centerline of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, said point being the point of beginning of the following described tract: thence deflecting right 90 degrees and parallel to said centerline of the main line of said centerline 373 feet; thence deflecting right 90 degrees, 113.8 feet to the wall of the existing Scherr-Tumico, Inc. building; thence Easterly along said wall to the point of intersection of the Easterly extension of said wall with said Westerly line of Armstrong Boulevard; thence Southerly along said Westerly line of Armstrong Boulevard to the place of beginning.

Parcel 2:

Lot 1, in Block 82, First Addition to City of St. James, Watonwan County, Minnesota.

Parcel 3:

That part of East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3, Block 70 of the First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 90.65 feet; thence deflecting 90 degrees right and parallel to the center line of the main track of the Chicago, St. Paul, Minneapolis and

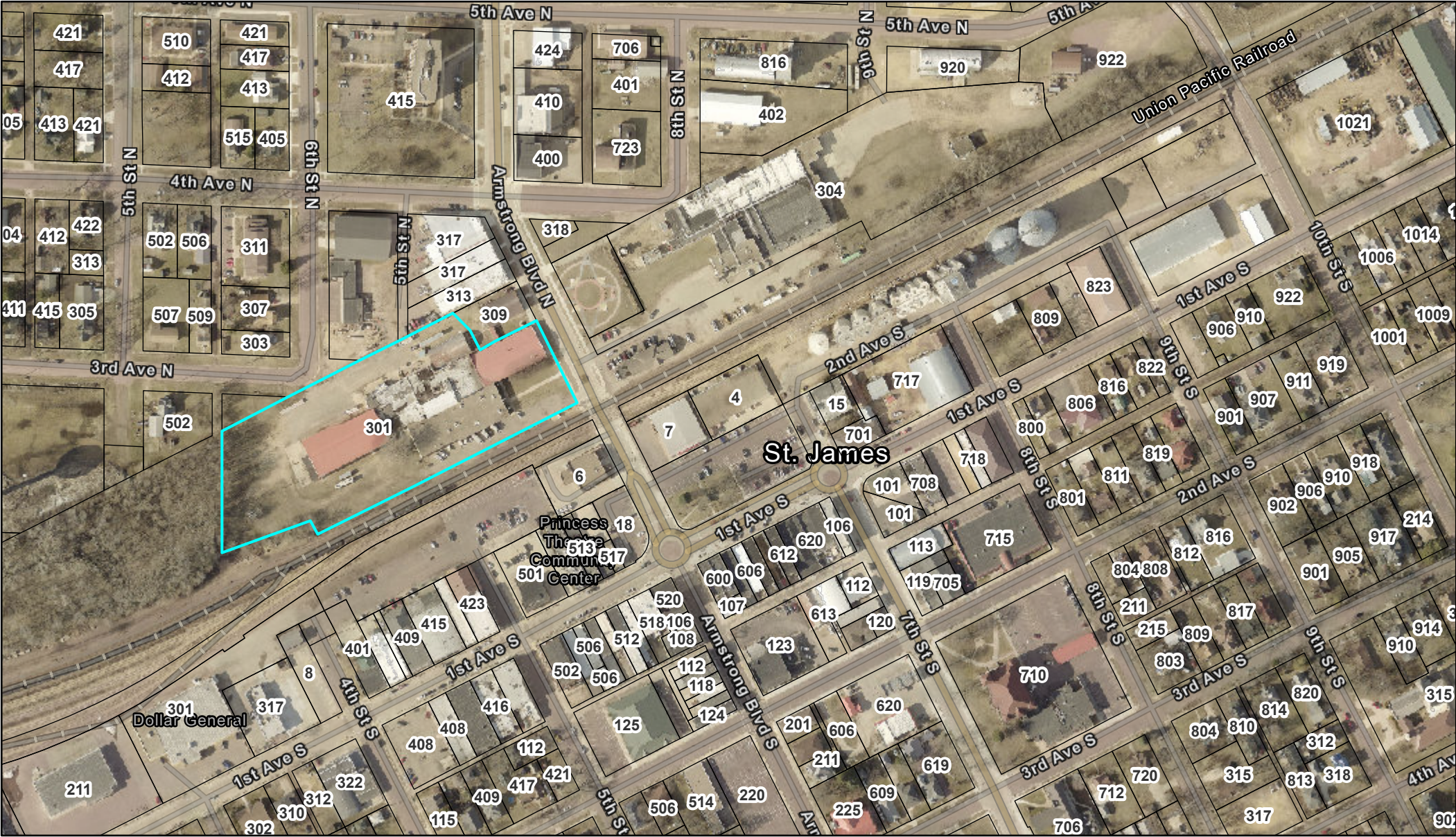
Omaha Railroad, a distance of 226.0 feet; thence deflecting right 90 degrees and parallel to the Westerly line of said Armstrong Boulevard, a distance of 90.65 feet; thence deflecting right 90 degrees and parallel to the center line of said railroad, a distance of 226.0 feet to the point of beginning.

Parcel 4:

That part of the West Half of the Southeast Quarter and of the East Half of the Southwest Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, described as follows, to-wit: Commencing at the Southeast corner of Lot 3, Block 70, First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, 277.5 feet to a point 22.5 feet Northerly of the centerline of the main track of the C. St. P.M. & O. R.R. Co., said point being the point of beginning of the following described tract: thence deflecting right 90 degrees 00 minutes and parallel to said centerline of the main line of said centerline 373.0 feet; thence deflecting right 90 degrees 00 minutes 113.8 feet to the wall of the existing Scherr-Tumico, Inc., building; thence Easterly along said wall to the point of intersection of the Easterly extension of said wall with said Westerly line of Armstrong Boulevard; thence Southerly along said Westerly line of Armstrong Boulevard to the place of beginning.

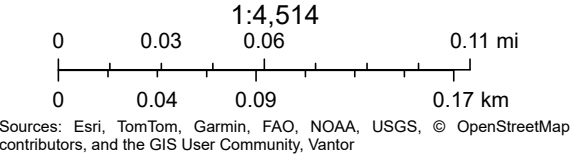
EXCEPTING FROM THE ABOVE DESCRIBED PARCELS: that part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3 of Block 70 of the First Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 27 degrees 06 minutes 48 seconds East, along the Southwesterly line of Armstrong Boulevard, a distance of 90.65 feet to an iron monument; thence South 62 degrees 53 minutes 12 seconds West, a distance of 130.00 feet to an iron monument; thence North 27 degrees 06 minutes 48 seconds West, a distance of 44.00 feet to an iron monument; thence North 45 degrees 00 minutes West, a distance of 49.02 feet to an iron monument located on the Southeast line of said Lot 3; thence North 62 degrees 53 minutes 12 seconds East, along said Southeast line, a distance of 145.06 feet to the point of beginning.

301 Armstrong Blvd N - Rezoning Request



6/24/2026, 4:50:33 PM

 Parcels





City of St. James

1205 6th Ave S. | PO Box 70 | St. James, MN 56081

P. 507 -375-3241 | F. 507-375-4376 | www.ci.stjames.mn.us

PUBLIC HEARING SUMMARY

Prepared by: Brianna Sanders, Economic Development Director

Date: July 14, 2026

RE: Rezoning Request for 301 Armstrong Blvd N

The Planning Commission held a public hearing on July 13, 2026 regarding the proposed rezoning of the property located at 301 Armstrong Blvd N.

No members of the public provided comments during the public hearing.

Following discussion, the Planning Commission voted to recommend approval of the rezoning request.