

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 311 - 319 RAMSEY STREET REZONING **FILE #:** 22-056-564
 2. **APPLICANT:** Mark Arth and Belfry Building LLC **HEARING DATE:** June 16, 2022
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 311 - 319 Ramsey Street (northwest corner at Ramsey and Pleasant)
 5. **PIN & LEGAL DESCRIPTION:** 01-28-23-13-0103 (311 Ramsey), -0104 (319 Ramsey), -0163 (411 Pleasant), & -0182 (391 Pleasant); Dayton & Irvine's Addition, Block 86, Lots 27, 54 & 55
 6. **PLANNING DISTRICT:** 9 **EXISTING ZONING:** RT2 and RM2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** June 7, 2022 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** May 26, 2022 **60-DAY DEADLINE FOR ACTION:** July 24, 2022
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- A. **PURPOSE:** Rezone from RT2 townhouse residential and RM2 multiple family residential to T1 traditional neighborhood.
- B. **PARCEL SIZE:** 25,160 square feet.
- C. **EXISTING LAND USE:** The property at 311 Ramsey Street is occupied by a former church structure used for office space. The properties at 411 and 391 Pleasant are used for off-street surface parking for the uses at 311 Ramsey Street. The property at 319 Ramsey Street is occupied by a house with two units and parking at the rear.
- D. **SURROUNDING LAND USE:**
 - North:** Assisted living facility in an RM2 district and single family homes in an R2 district.
 - East:** Assisted living facility in an RM2 district.
 - South:** Professional office building in a B2 district and I35E corridor and city right of way in B2 and RM2 districts.
 - West:** One and two family homes and condominiums in an RT2 district.
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There is one previous zoning case concerning the property at 311 Ramsey Street; there are no previous zoning cases concerning the other properties. The case is from 1980 and involves a request for a change of nonconforming use from a ballet studio and office space to all office space; the permit was approved. The property at 311 Ramsey Street is occupied by the former Bethlehem German Presbyterian Church. Design by Cass Gilbert, it was built on the site in 1890 and was last used as a church in 1916. The church building is a locally designated Saint Paul Heritage Preservation Site and a contributing property to the National Register Historic Hill District. The properties to be rezoned are in the Historic Hill District.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The West 7th/Fort Road Federation had not commented on the rezoning application at the time the staff report was prepared.
- H. **FINDINGS:**
 1. The owner of 319 Ramsey Street intends to rezone the property and sell it to an individual interested in operating a law office from the residential structure. The owner of 311 Ramsey Street and 391-411 Pleasant will continue to use the properties for office use and associated off-street surface parking.

2. The proposed zoning is consistent with the way this area has developed. The property is in an area identified in the land use plan as Urban Neighborhood. The T1 zoning district is intended to provide compact pedestrian-oriented mixed-use areas of limited size with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses. The property to be rezoned serves as a transitional use of land between residential uses to the north and west and the B2 zoning district to the south and the I-35E/Pleasant Corridor to the south. There is an existing T1 zoning district just to the east on the south side of Grand Avenue between I35E and Smith Avenue.
 3. The proposed zoning to allow office uses is consistent with the Comprehensive Plan. Policy LU-36 calls for promoting neighborhood serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development. Policy LU-6 in the Land Use Plan calls for fostering equitable and sustainable economic growth by facilitating business creation and growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure. Policy LU-7 calls for using land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities. The District 9 Plan calls for maintaining the character of existing residential areas by keeping zoning appropriate to residential neighborhoods. Rezoning to T1 will allow low intensity commercial uses that are compatible with surrounding residential and commercial uses.
 4. The proposed T1 zoning is compatible with the uses in the RM2 district to the north and east, with the low density residential uses in the RT2 district to the west and with the commercial uses in the B2 district to the south.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the request to rezone property at 311 Ramsey Street (PIN 01.28.23.13.0103) and 319 Ramsey Street (PIN 01.28.23.13.0104) from RT2 townhouse residential district to T1 traditional neighborhood district and to rezone property at 411 Pleasant Street (PIN 01.28.23.13.0163) and 391 Pleasant Avenue (PIN 01.28.23.13.0182) from RM2 medium-density multiple-family residential zoning district to T1 traditional neighborhood district.



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only

File # 22-056564

Fee Paid \$ _____

Received By / Date _____

Tentative Hearing Date _____

APPLICANT

Property Owner(s) Mark A. Arth

Address 319 Ramsey St. City St. Paul State MN Zip 55102

Email arthmark@aol.com Phone 941.544.4245 (Mark) 563.581.3581 (Rachel)

Contact Person (if different) Rachel Schromen Email Rachel@Schromenlaw.com

Address 600 Marshall Ave City St Paul State MN Zip 55102

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 319 Ramsey Street

PIN(s) & Legal Description PIN 012823130104
(Attach additional sheet if necessary.)

Lot 55, Block 86, Dayton and Irvine's Addition to St. Paul, Ramsey County, MN

Lot Area _____ Current Zoning RT2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Mark A. Arth

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a RT2 zoning district to a T1 zoning district, for the purpose of:

facilitating the sale of above property as evidenced by the executed Purchase Agreement dated April 5, 2022 and Addendum to Purchase Agreement counteroffer dated April 7, 2022 which contains the contingency of the Buyer obtaining written approval from the City of St Paul to change current zoning to commercial prior to the closing date. It is my understanding the property will be used as a professional law office by Rachel Schromen.

The current use of the above property by Mark Arth is residential and would continue as such if the sale of the above property does not take place as planned.

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date 5/13 2022

Sheri Ronchak
Notary Public

By: Mark A. Arth
Fee owner of property

Title: owner





REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Property Owner(s) Belfry Building, LLC for Richard Black, owner
 Address 311 Ramsey St City St. Paul State MN Zip 55102
 Email rblack@stonewardmn.com Phone 612 919 5677
 Contact Person (if different) _____ Email _____
 Address _____ City _____ State _____ Zip _____
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 311 Ramsey Street St. Paul, MN 55102
 PIN(s) & Legal Description 012823130103 012823130163 012823130182
(Attach additional sheet if necessary.)
.0121 acres .016 acres .0130 acres
 Lot Area _____ Current Zoning _____

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Richard Black, owner of Belfry Building, LLC

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a RT 2 / RMD zoning district to a T1 zoning district, for the purpose of:

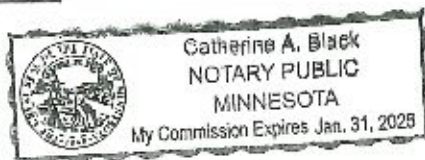
continued use as an office building. The site and adjacent parking is occupied by the former German Bethlehem Church. It was last used as a church in 1916. Since then it has been in continuous commercial use as a mortuary, architects offices, ballet studio, and since 1980 renovated into modern offices. It is adjacent to the 35 E/Pleasant Ave corridor. It was designed by Cass Gilbert and built on the site in 1890. No change in use will occur with this rezoning.

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date May 24 2022
Catherine A. Black
Notary Public

By: [Signature]
Fee owner of property
Title: owner Belfry Building LLC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Mark A. Arth, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Mark A. Arth
NAME

319 Ramsey St.
ADDRESS
ST. PAUL, MN 55102
941-544-4245
TELEPHONE NUMBER

Subscribed and sworn to before me this
13th day of May, 2022

Sher Ronchak
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Belfry Building, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Richard Black

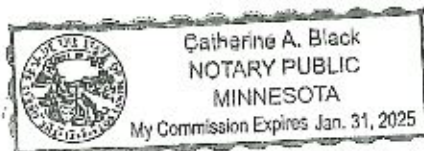
Richard Black, owner Belfry Building LLC
NAME

311 Ramsey St. St. Paul, MN 55102
ADDRESS

612 919 5677
TELEPHONE NUMBER

Subscribed and sworn to before me this
24th day of May, 2022

Catherine A. Black
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Rachel T. Schwomen, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ___ pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Rachel T. Schwomen
NAME

600 Marshall Ave. St. Paul, MN
ADDRESS 55102

563-581-3581
TELEPHONE NUMBER

Subscribed and sworn to before me this

5 day of May, 2022

Kimberly Kay Olson
NOTARY PUBLIC



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Mark A. Arth Belfry Building, LLC
(name of petitioner)
to rezone the property located at 319 Ramsey St. and 311 Ramsey St.
from a B1/Rm2 zoning district to a T1 zoning district and
2. A copy of sections 66a.231 through 66a.331, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 zoning district, and we are aware that any of these uses can be established upon City-Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Mark A. Arth
(name of petitioner)

to a T2 zoning district.

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
325 Ramsey St.	Eric Morris	<i>[Signature]</i>	5/2/22
358 Irvine	K Cassin & Noel Folstad	<i>[Signature]</i>	5/2/22
358 Irvine Ave	Noel Folstad	<i>[Signature]</i>	5/2/22
311 Ramsey St.	Belfry Building, LLC	<i>[Signature]</i> by Richard Black	5-4-22
391 Pleasant Ave	Belfry Building, LLC	<i>[Signature]</i> by Richard Black	5-4-22
411 Pleasant Ave.	Belfry Building, LLC	<i>[Signature]</i> by Richard Black	5-4-22
333 Grand Ave.	Grand Hill, LLC	<i>[Signature]</i> by Richard Black	5-4-22
325 Ramsey St	Alyssa Schwartz	<i>[Signature]</i>	5/3/22
331 Ramsey St.	Sarah Wittmann	<i>[Signature]</i>	5/4/22

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 10

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 7

PARCELS REQUIRED: _____

PARCELS SIGNED: 8

PARCELS SIGNED: _____

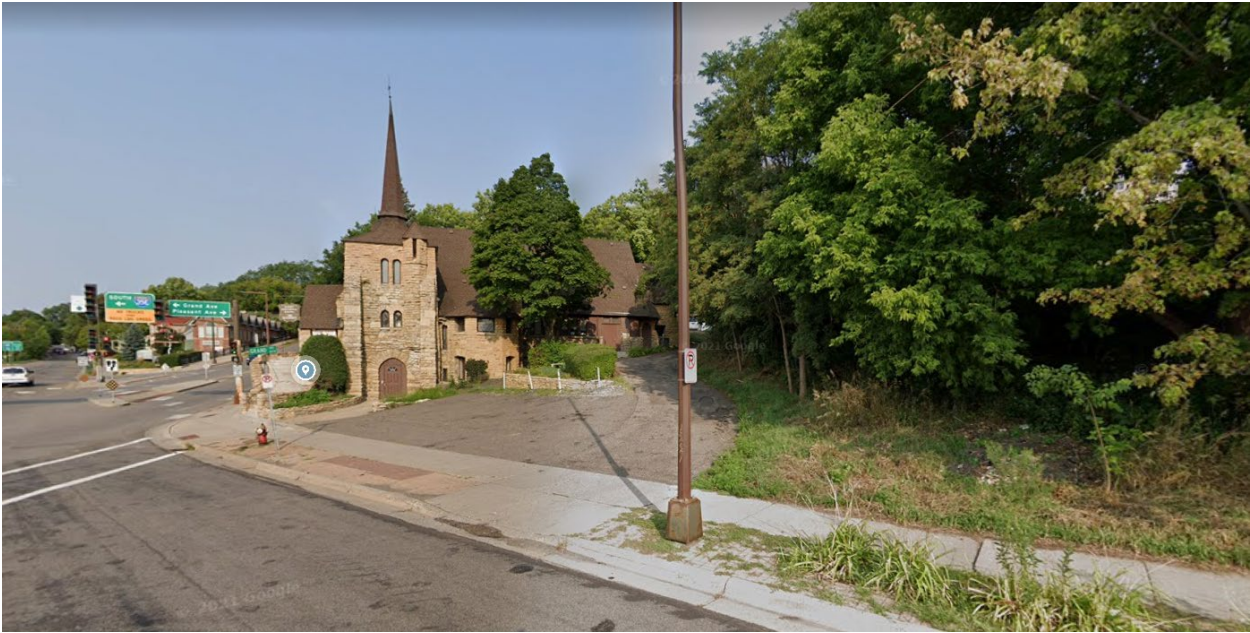
CHECKED BY: Victor White

DATE: 5-25-22

319 and 311 Ramsey Street



311 Ramsey Street – view from Pleasant Avenue



Properties to the west up Ramsey Hill – residential on the north side and commercial on the south side

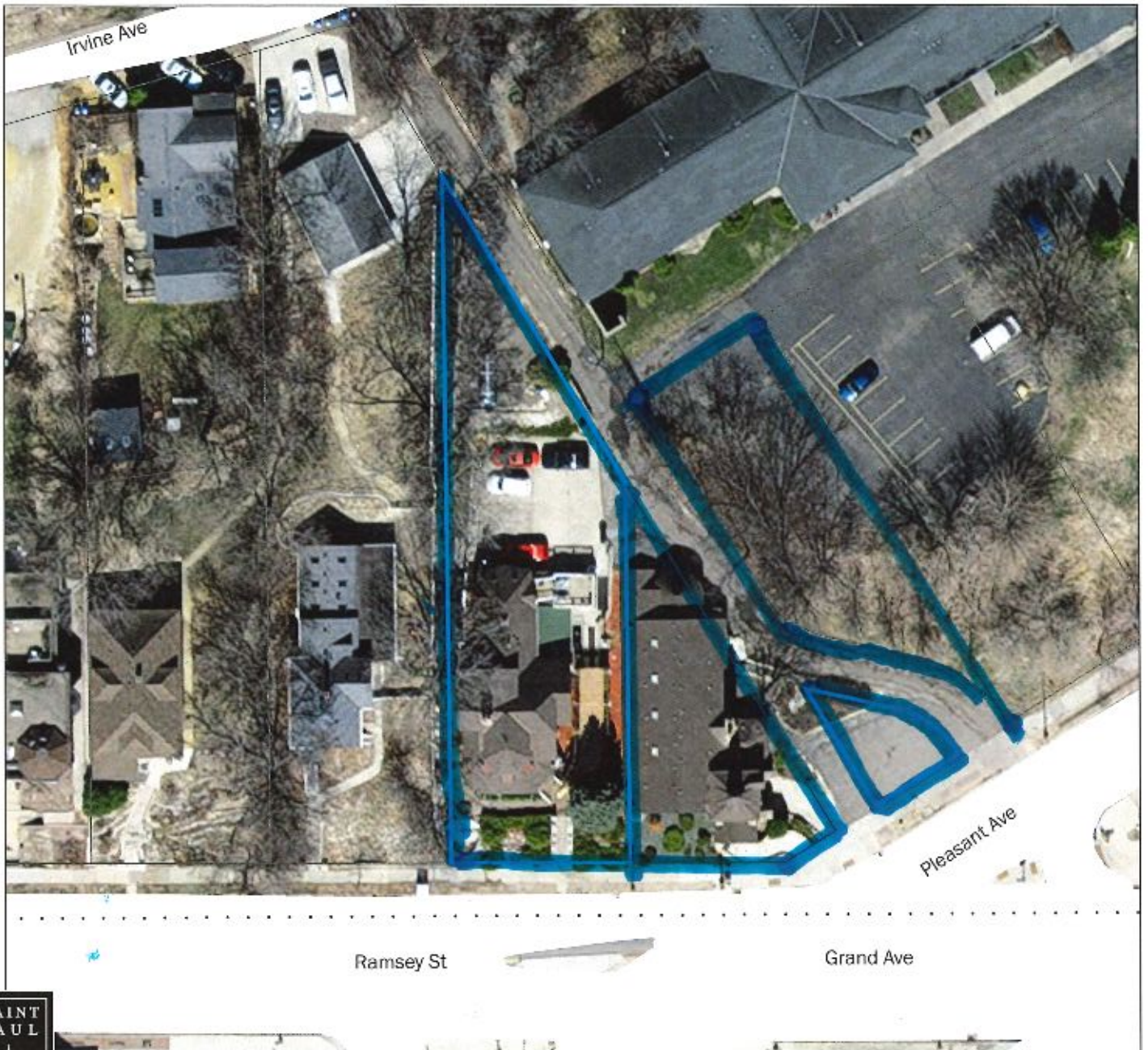


Right of way to the south – Pleasant, Grand, Ramsey, Grand Hill, Interstate 35E below



Property to the east – Quinlan Home, an assisted living facility





FILE #22-056-564 Aerial Map
Application of Mark Arth and Belfry

Application Type: Rezone
 Application Date: May 17, 2022
 Planning District: 9



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plat, survey, official tax map or engineering document and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

- | | | |
|-------------------|-------------|---------------|
| Subject Parcel(s) | RGB | Green: Band_2 |
| ParcelPoly | Red: Band_1 | Blue: Band_3 |
- ImageServices\AerialPhoto2020



FILE #22-056-564 Existing Land Use
Application of Mark Arth and Belfry

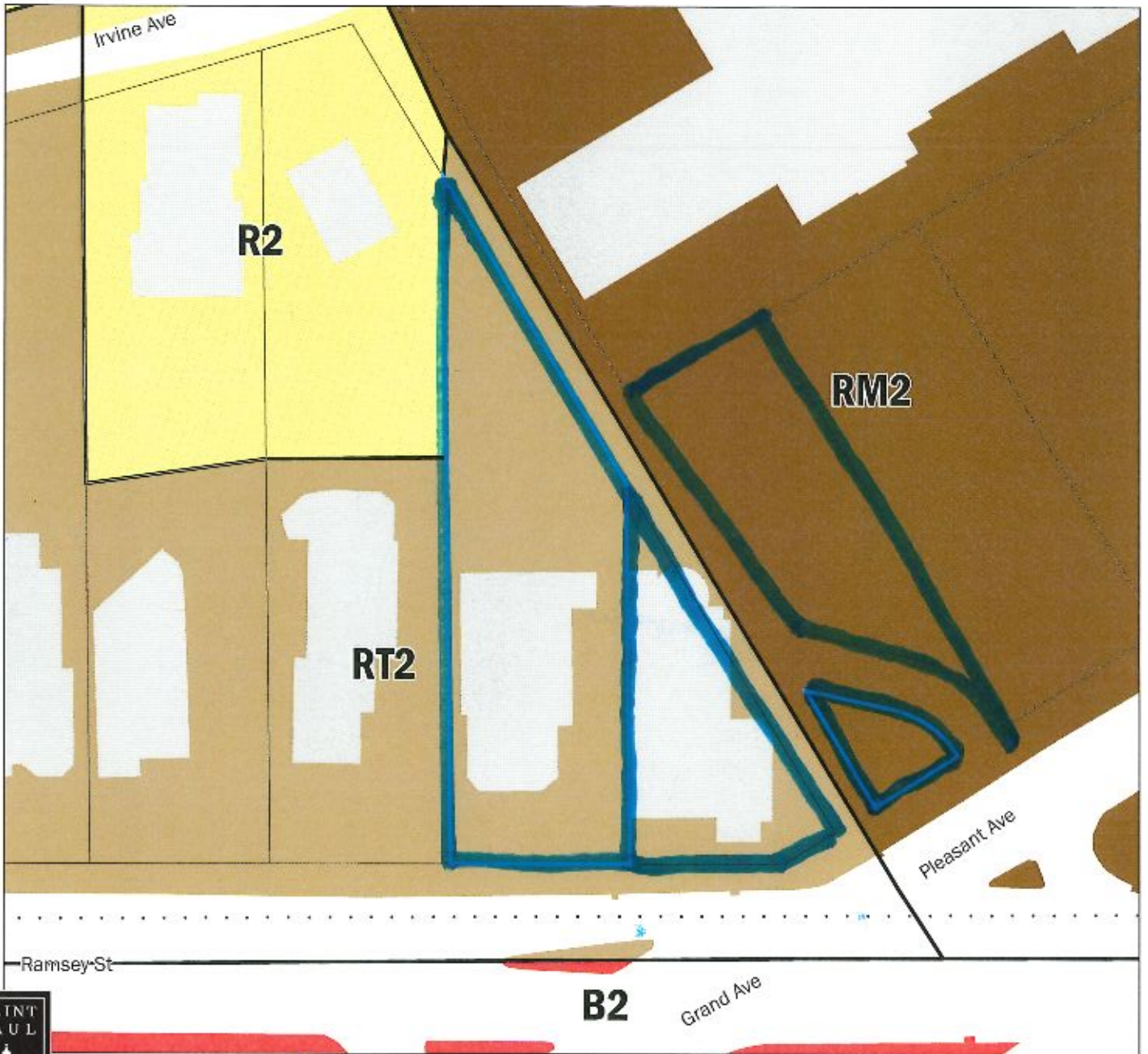
Application Type: Rezone
 Application Date: May 17, 2022
 Planning District: 9



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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s) | Single Family Attached | Mixed Use Commercial and Other | Major Highway |
| ParcelPoly | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |



FILE #22-056-564 Zoning Map
Application of Mark Arth and Belfry

Application Type: Rezone
 Application Date: May 17, 2022
 Planning District: 9

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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	