

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 540 Randolph Rezoning

**FILE #:** 21-329-543

**APPLICANT:** 560 Randolph Ave LLC

**HEARING DATE:** January 13, 2022

**TYPE OF APPLICATION:** Rezoning

**LOCATION:** 540 Randolph Ave, between Erie Street and Oneida Street

**PIN & LEGAL DESCRIPTION:** 12.28.23.23.0116; See legal description of "Parcel B" on attached survey.

**PLANNING DISTRICT:** 9

**EXISTING ZONING:** T2

**ZONING CODE REFERENCE:** § 61.801(b)

**STAFF REPORT DATE:** January 5, 2022

**BY:** Anton Jerve

**DATE RECEIVED:** December 27, 2021

**60-DAY DEADLINE FOR ACTION:** February 25, 2022

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- A. **PURPOSE:** Rezone from T2 traditional neighborhood to I1 light industrial.
- B. **PARCEL SIZE:** 24,302 s.f.
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** North: Industrial (T2)  
East: Industrial (T2)  
South: Industrial (I1)  
West: Industrial (T2)
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The site was rezoned from I1 to T2 in 2005 as part of the Schmidt Brewery Rezoning Study.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 9 has not commented by the time the report was written.
- H. **FINDINGS:**
1. The applicant recently purchased 540 Randolph and the adjacent parcel, 560 Randolph and is in the process of combining the lots through Ramsey County. Combining the lots would create a split-zoned parcel. Rezoning 540 Randolph will put the parcel under one zoning district and allow the use of 540 Randolph by existing businesses on 560 Randolph.
  2. A portion of the site is within the "RC4 River Corridor Urban Diversified Overlay District" of the Mississippi River Corridor Critical Area Overlay Zoning District (see attached RC4 map). The RC4 Overlay District restricts uses that will cause pollution to waters without safeguards approved by the Minnesota PCA. The rezoning will have no substantial impact to the overlay. There are no improvements proposed for the site as part of this application. Any future development or improvements to this portion of the site will need to meet RC4 Overlay regulations.
  3. The proposed zoning is consistent with the way this area has developed. The proposed zoning is consistent with the way the area has developed. This parcel has been surrounded by industrial uses including a rail yard and the former Schmidt Brewery for

decades (see attached 1940 aerial). The uses of the area are consistent with the intent for the I1 district:

*The I1 light industrial district is intended to accommodate wholesale, warehouse, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way.*

4. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Map of the 2040 Comprehensive Plan identifies this area as Mixed-Use, which is described as “areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by the following policies from the plan:

*Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.*

*Policy LU-27. Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.*

5. The proposed zoning is compatible with surrounding uses. The rezoning will avoid the creation of a split-zoned parcel. The site is surrounded by industrial and commercial uses. The abutting industrial parcel (560 Randolph) is under the same ownership. The current T2 zoning is a barrier to compatibility because it restricts the use of the parcel from existing industrial business that will soon share the same parcel once the lots are combined.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from T2 traditional neighborhood to I1 light industrial at 540 Randolph Avenue.



**REQUEST FOR COMBINATION OF CONTIGUOUS PROPERTIES**

**IMPORTANT NOTICE TO TAXPAYER:**

- PINS **MUST** be in the same Taxing, Tax Increment (TIF) & Watershed Districts.
- Owners (listed on tax statement) **MUST** be the same on all PINS in order to combine property.
- Before either a split or a combination can occur, all property taxes due must be paid, including both current year as well as any delinquent property taxes.
- Property purchased by Contract for Deed **WILL NOT** be combined unless both the Fee Owner and Contract Purchaser sign this request.

I, the **Fee Owner** of the Real Estate identified by the following Parcel ID Numbers (PINS), am requesting the properties be combined into one legal description for tax purposes only:

Property Owner: 560 Randolph Ave LLC

Mailing Address: 1085 1/2 Grand Avenue

City/State: Saint Paul, MN Zip Code+4 55105

PIN 122823320007 PIN 122823230116

PIN \_\_\_\_\_ PIN \_\_\_\_\_

Print Name and Title: Joshua Howe, Manager

Signature of Fee Owner: \_\_\_\_\_ Daytime Phone # 917-340-2414

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I, the **Contract Purchaser** of the Real Estate identified by the following Parcel ID Numbers (PINS), am requesting the properties be combined into one legal description for tax purposes only:

PIN \_\_\_\_\_ PIN \_\_\_\_\_

PIN \_\_\_\_\_ PIN \_\_\_\_\_

Signature of Contract Purchaser: \_\_\_\_\_ Daytime Phone # \_\_\_\_\_  
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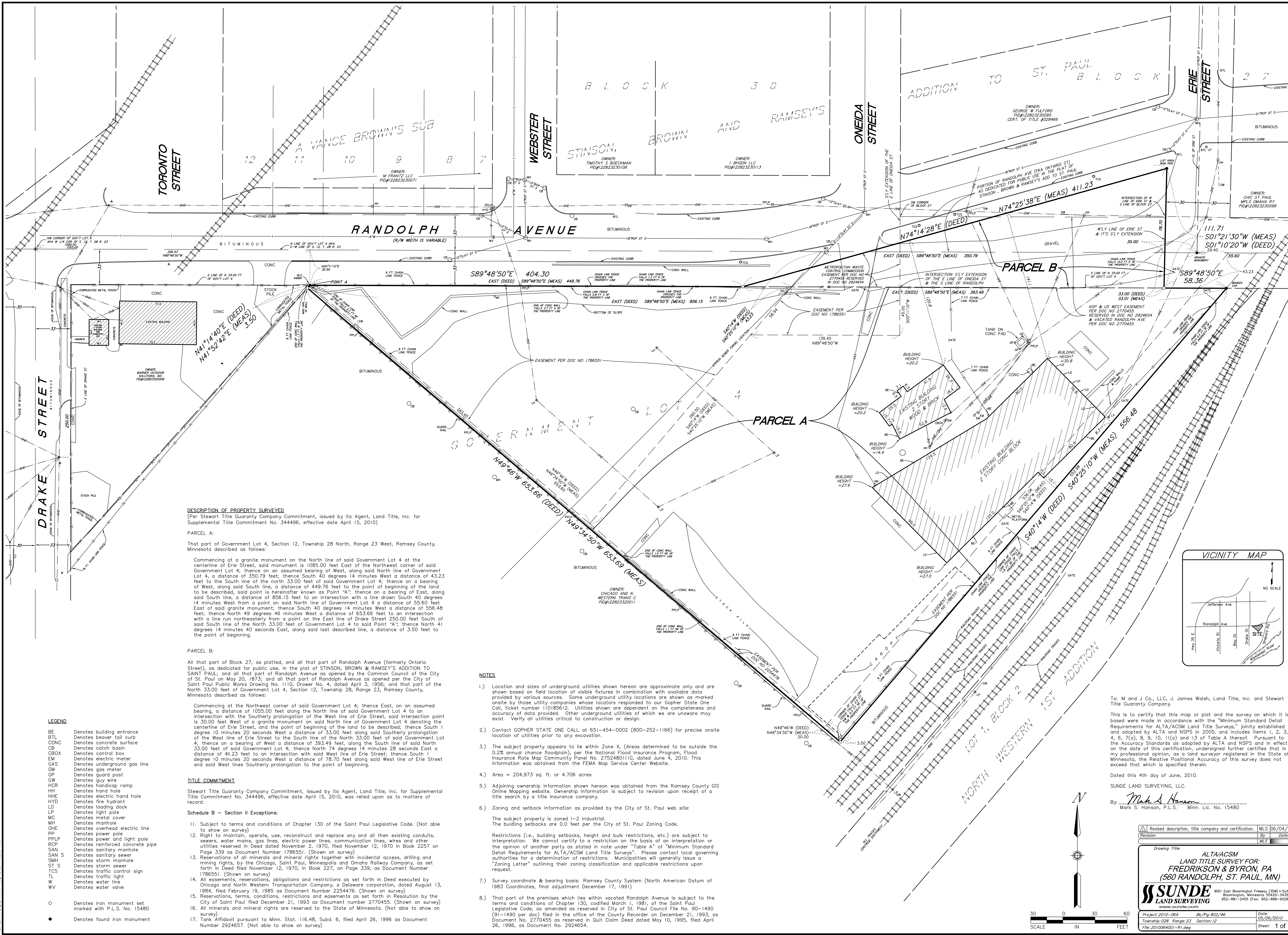
The Combination is effective for taxes payable in \_\_\_\_\_. The request **MUST** be filed **before December 31<sup>st</sup>** of the current year to affect following year tax.

**Mail request to: Ramsey County - Property Tax Services  
PO Box 64097  
St. Paul, MN 55164-0097**

OFFICE USE ONLY

- Ownership
- All delinquent and current taxes paid in full
- TIF District Checked
- Entered on Division Log

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_



**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Stewart Title Guaranty Company Commitment, issued by its Agent, Land Title, Inc. for Supplemental Title Commitment No. 344496, effective date April 15, 2010)

**PARCEL A:**  
 That part of Government Lot 4, Section 12, Township 28 North, Range 23 West, Ramsey County, Minnesota described as follows:

Commencing at a granite monument on the North line of said Government Lot 4 at the centerline of Erie Street, said monument is 1085.00 feet East of the Northwest corner of said Government Lot 4; thence on an assumed bearing of West, along said North line of Government Lot 4, a distance of 350.79 feet; thence South 40 degrees 14 minutes West a distance of 43.23 feet to the South line of the north 33.00 feet of said Government Lot 4; thence on a bearing of West, along said South line, a distance of 449.76 feet to the point of beginning of the land to be described, said point is hereinafter known as Point "A"; thence on a bearing of East, along said South line, a distance of 856.15 feet to an intersection with a line drawn South 40 degrees 14 minutes West from a point on said North line of Government Lot 4 a distance of 556.48 feet East of said granite monument; thence South 40 degrees 14 minutes West a distance of 556.48 feet; thence North 49 degrees 46 minutes West a distance of 653.66 feet to an intersection with a line run northeasterly from a point on the East line of Drake Street 250.00 feet South of said South line of the north 33.00 feet of Government Lot 4 to said Point "A"; thence North 41 degrees 14 minutes 40 seconds East, along said last described line, a distance of 3.50 feet to the point of beginning.

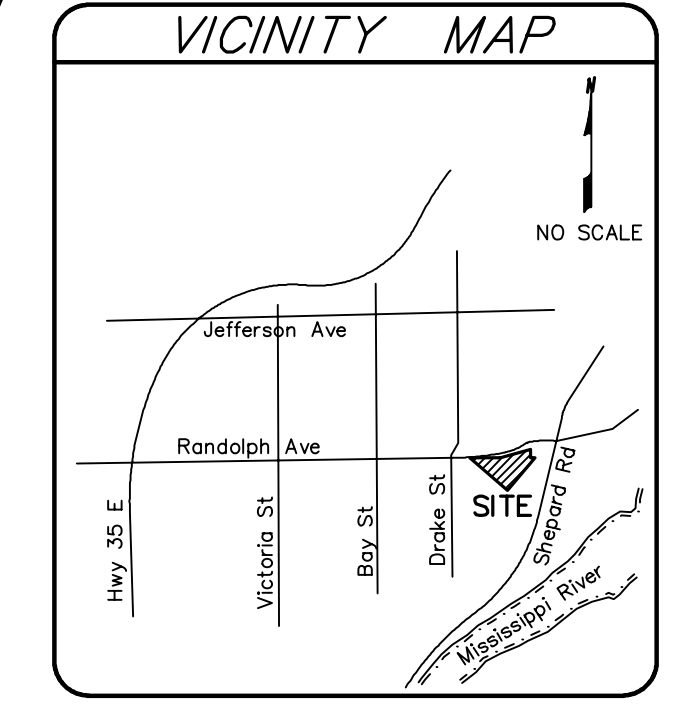
**PARCEL B:**  
 All that part of Block 27, as platted, and all that part of Randolph Avenue (formerly Ontario Street), as dedicated for public use, in the plat of STINSON, BROWN & RAMSEY'S ADDITION TO SAINT PAUL; and all that part of Randolph Avenue as opened by the Common Council of the City of St. Paul on May 20, 1873; and all that part of Randolph Avenue as opened by the City of Saint Paul Public Works Drawing No. 110, Drawer No. 4, dated April 3, 1956; and that part of the North 33.00 feet of Government Lot 4, Section 12, Township 28, Range 23, Ramsey County, Minnesota described as follows:

Commencing at the Northwest corner of said Government Lot 4; thence East, on an assumed bearing, a distance of 1055.00 feet along the North line of said Government Lot 4 to an intersection with the Southerly prolongation of the West line of Erie Street, said intersection point is 30.00 feet West of a granite monument on said North line of Government Lot 4 denoting the centerline of Erie Street, and the point of beginning of the land to be described; thence South 1 degree 10 minutes 20 seconds West a distance of 33.00 feet along said Southerly prolongation of the West line of Erie Street to the South line of the North 33.00 feet of said Government Lot 4; thence on a bearing of West a distance of 393.49 feet, along the South line of said North 33.00 feet of said Government Lot 4; thence North 74 degrees 14 minutes 28 seconds East a distance of 411.23 feet to an intersection with said West line of Erie Street; thence South 1 degree 10 minutes 20 seconds West a distance of 78.70 feet along said West line of Erie Street and said West lines Southerly prolongation to the point of beginning.

**TITLE COMMITMENT**  
 Stewart Title Guaranty Company Commitment, issued by its Agent, Land Title, Inc. for Supplemental Title Commitment No. 344496, effective date April 15, 2010, was relied upon as to matters of record.

- Schedule B - Section II Exceptions:**
- Subject to terms and conditions of Chapter 130 of the Saint Paul Legislative Code. (Not able to show on survey)
  - Right to maintain, operate, use, reconstruct and replace any and all then existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities reserved in Deed dated November 2, 1970, filed November 12, 1970 in Book 2257 on Page 339 as Document Number 1786551. (Shown on survey)
  - Reservations of all minerals and mineral rights together with incidental access, drilling and mining rights, by the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, as set forth in Deed filed November 12, 1970, in Book 227, on Page 339, as Document Number 1786551. (Shown on survey)
  - All easements, reservations, obligations and restrictions as set forth in Deed executed by Chicago and North Western Transportation Company, a Delaware corporation, dated August 13, 1984, filed February 19, 1985 as Document Number 2254476. (Shown on survey)
  - Reservations, terms, conditions, restrictions and easements as set forth in Resolution by the City of Saint Paul filed December 21, 1993 as Document Number 2770455. (Shown on survey)
  - All minerals and mineral rights are reserved to the State of Minnesota. (Not able to show on survey)
  - Tank Affidavit pursuant to Minn. Stat. 116.48, Subd. 6, filed April 26, 1996 as Document Number 2924657. (Not able to show on survey)

- NOTES**
- Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 110185612. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
  - Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
  - The subject property appears to lie within Zone X. (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275248011G, dated June 4, 2010. This information was obtained from the FEMA Map Service Center Website.
  - Area = 204,973 sq. ft. or 4.706 acres
  - Adjoining ownership information shown hereon was obtained from the Ramsey County GIS Online Mapping website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
  - Zoning and setback information as provided by the City of St. Paul web site:  
 The subject property is zoned I-2 Industrial.  
 The building setbacks are 0.0 feet per the City of St. Paul Zoning Code.  
 Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.
  - Survey coordinate & bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
  - That part of the premises which lies within vacated Randolph Avenue is subject to the terms and conditions of Chapter 130, codified March 1, 1981, of the Saint Paul Legislative Code, as amended as reserved in City of St. Paul Council File No. 90-1490 (91-1490 per doc) filed in the office of the County Recorder on December 21, 1993, as Document No. 2770455 as reserved in Quit Claim Deed dated May 10, 1995, filed April 26, 1996, as Document No. 2924654.



To: M and J Co., LLC, J. James Walsh, Land Title, Inc. and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 4th day of June, 2010.  
 SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*  
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

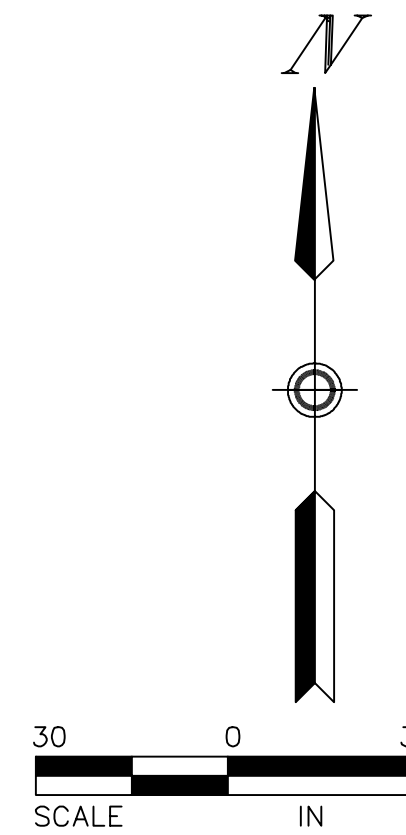
Revised description, title company and certification.	MLS 06/04/2010
Revision	By Date
	MLS

Drawing Title:  
**ALTA/ACSM  
 LAND TITLE SURVEY FOR:  
 FREDRIKSON & BYRON, PA  
 (560 RANDOLPH ST. PAUL, MN)**

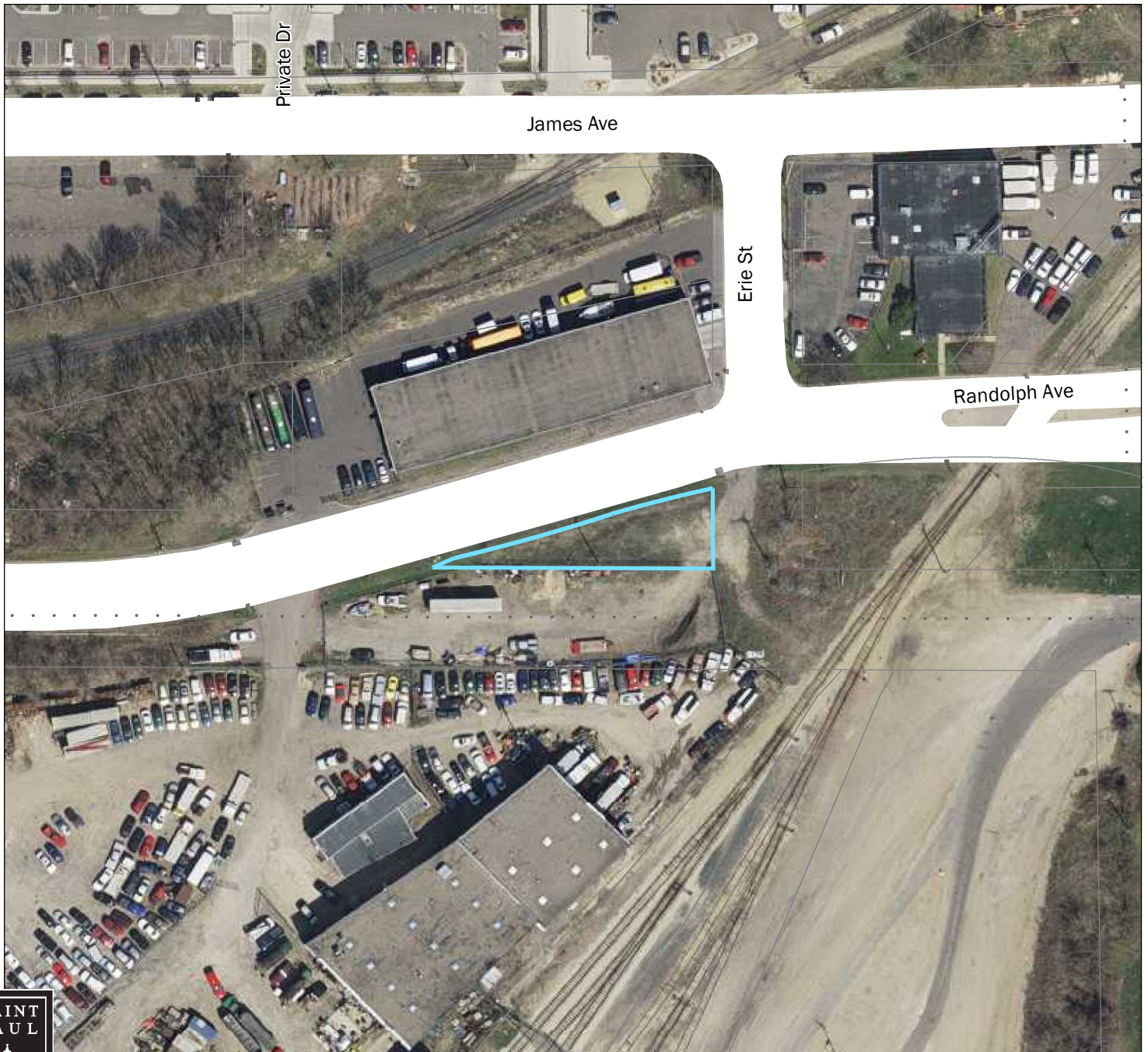
**SUNDE**  
 LAND SURVEYING  
 www.sunde.com

9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)

Project: 2010-064 Bk/Pg: 802/46 Date: 05/26/2010  
 Township: 028 Range: 23 Section: 12 Sheet: 1 of 1  
 File: 2010064001-R1.dwg



- LEGEND**
- BE Denotes building entrance
  - BTCL Denotes beaver tail curb
  - CONC Denotes concrete surface
  - CB Denotes catch basin
  - CBOX Denotes control box
  - EM Denotes electric meter
  - GAS Denotes underground gas line
  - GM Denotes gas meter
  - GP Denotes guard post
  - GW Denotes guy wire
  - HCR Denotes handicap ramp
  - HH Denotes hand hole
  - HHE Denotes electric hand hole
  - HYD Denotes fire hydrant
  - LD Denotes loading dock
  - LP Denotes light pole
  - MC Denotes metal cover
  - MH Denotes manhole
  - OH Denotes overhead electric line
  - OP Denotes power pole
  - PPLP Denotes power and light pole
  - RCP Denotes reinforced concrete pipe
  - SAN Denotes sanitary manhole
  - SAN S Denotes sanitary sewer
  - SMH Denotes storm manhole
  - ST S Denotes storm sewer
  - TCS Denotes traffic control sign
  - TL Denotes traffic light
  - W Denotes water line
  - WV Denotes water valve
- Denotes iron monument set marked with P.L.S. No. 15480
  - Denotes found iron monument

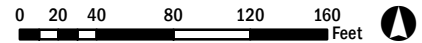


FILE #21-329-543 Aerial map  
**Application of 560 Randolph Ave. LLC**

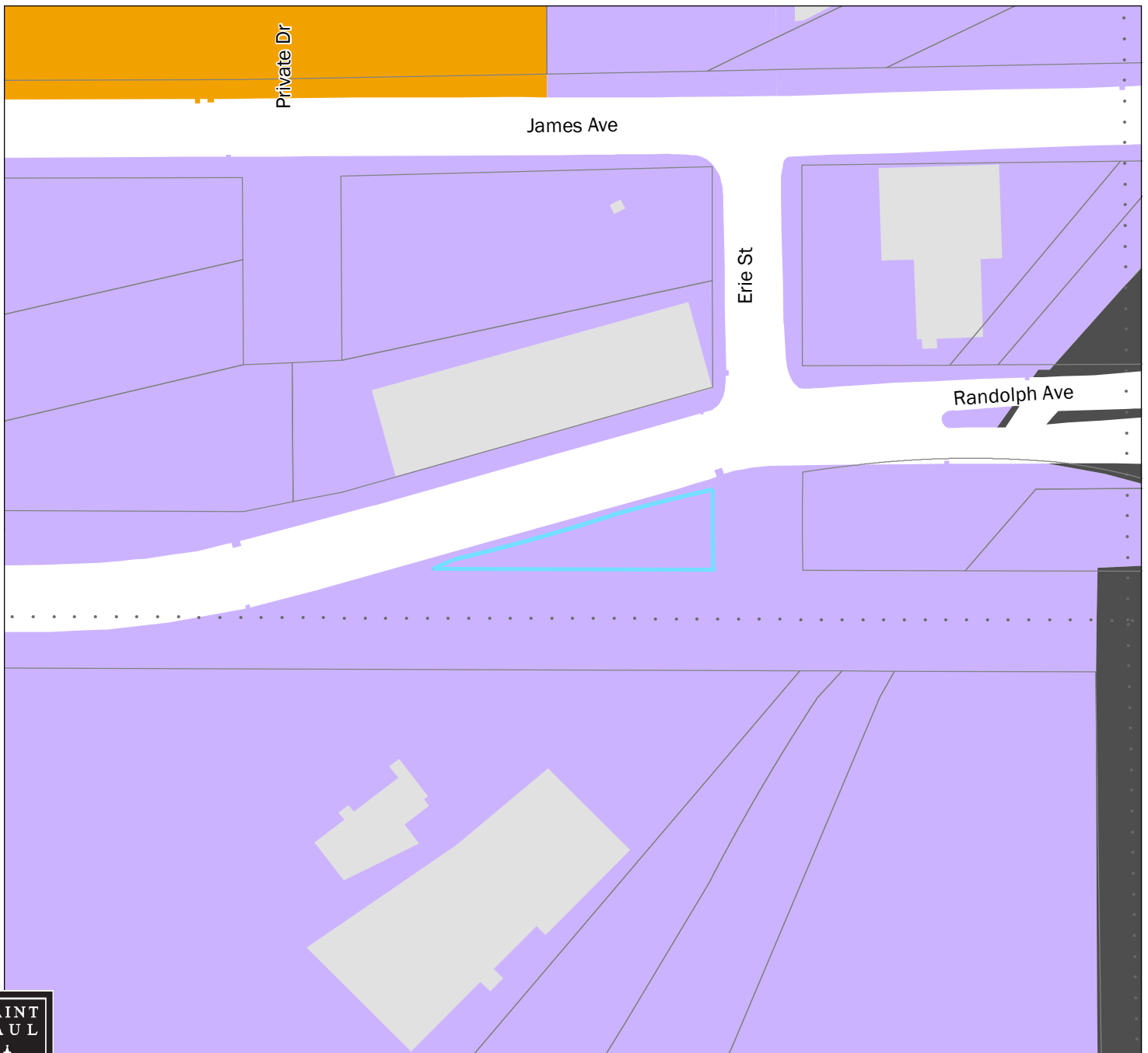
Application Type: Rezone  
 Application Date: December 21, 2021  
 Planning District: 9

**Subject Parcel(s) Outlined in Blue**

- Subject Parcel(s)
- ParcelPoly

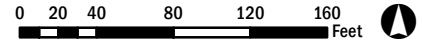


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FILE #21-329-543 Existing land use map  
**Application of 560 Randolph Ave. LLC**

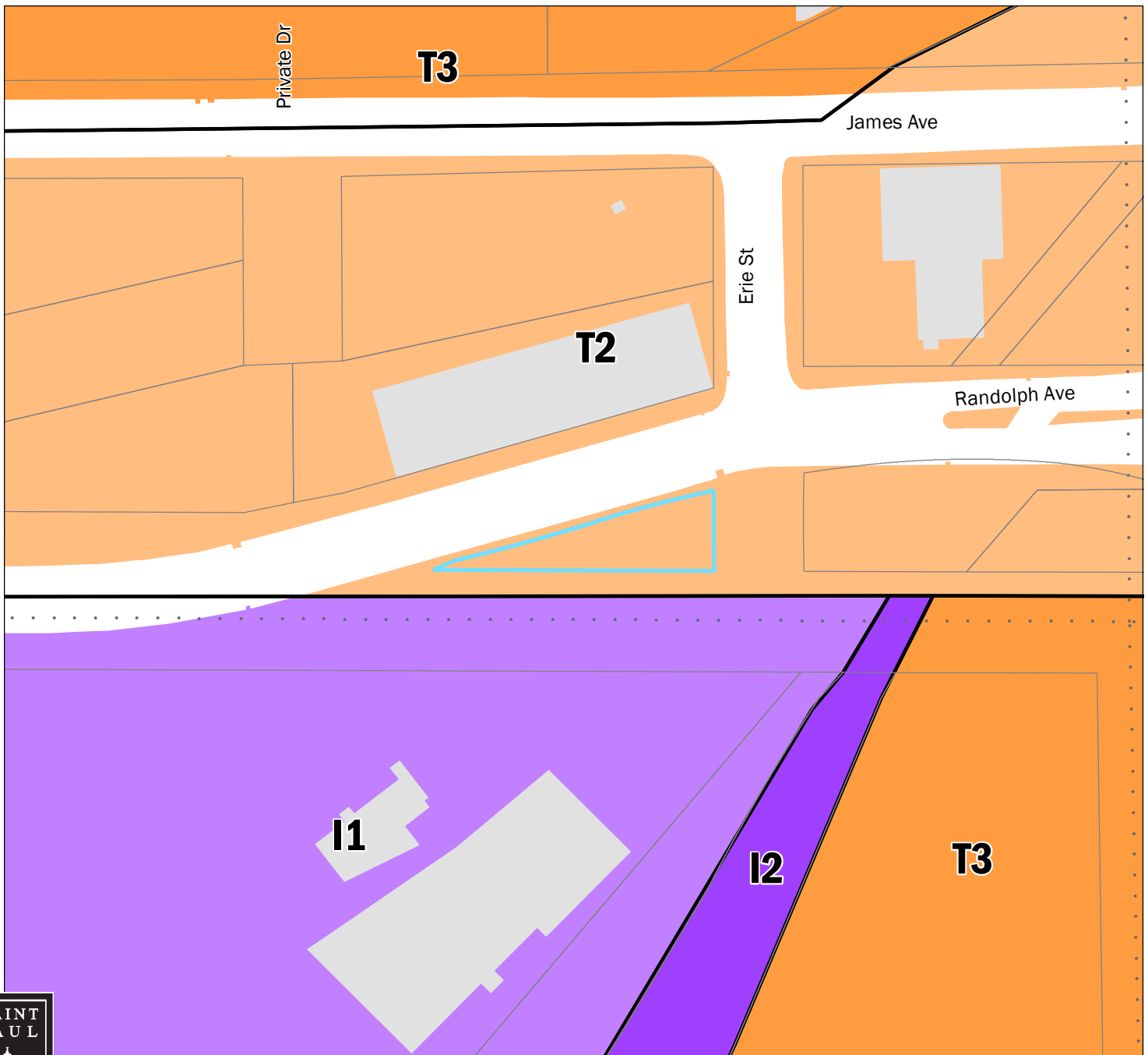
Application Type: Rezone  
 Application Date: December 21, 2021  
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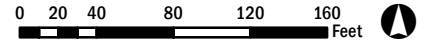
**Subject Parcel(s) Outlined in Blue**

- |                           |                             |                                |               |
|---------------------------|-----------------------------|--------------------------------|---------------|
| 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 #21-329-543 Zoning map**  
**Application of 560 Randolph Ave. LLC**

Application Type: Rezone  
 Application Date: December 21, 2021  
 Planning District: 9



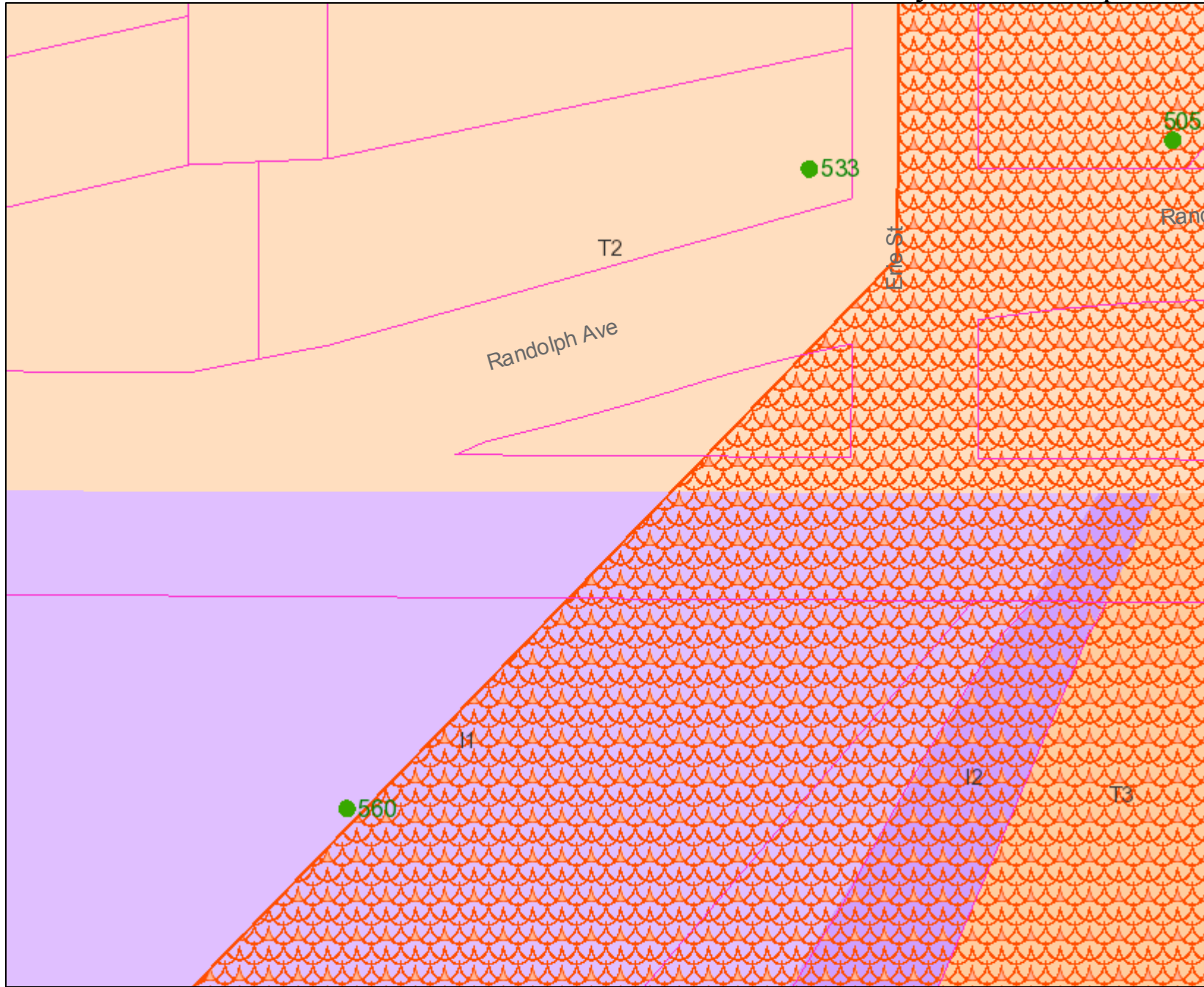
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**Subject Parcel(s) Outlined in Blue**

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	



# RC4 River Corridor Urban Diversified Overlay District Map



- Legend**
- Active Primary Address
  - Active Secondary Address
  - ⋯ Parcel Boundaries
- Mississippi River Corridor Critical Area Overlay Zoning**
- RC1 River Corridor Floodway Overlay District
  - RC2 River Corridor Flood Fringe Overlay District
  - RC3 River Corridor Urban Open Overlay District
  - RC4 River Corridor Urban Diversified Overlay District
- Principal Zoning**
- RL One-Family Large Lot
  - R1 One-Family
  - R2 One-Family
  - R3 One-Family
  - R4 One-Family
  - RT1 Two-Family
  - RT2 Townhouse



0 0.0050.01 0.02 mi

Date: 1/6/2022 Time: 11:57:54 AM

Service Layer Credits: City of Saint Paul - Public Works  
 For technical background on this GIS data, contact PED Research Analyst Bob Spaulding at 651-266-6635 or bob.spaulding@ci.stpaul.mn.us.

The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.



# 1940 Aerial



0 0.01 0.02 0.04  
mi

Date: 1/6/2022 Time: 12:00:14 PM

Service Layer Credits: City of Saint Paul - Public Works

The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.

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