

ZONING COMMITTEE STAFF REPORT

FILE NAME: 271 Snelling North Rezoning

FILE #: 23-007-517

APPLICANT: Rosenblum Family Limited Partnership

HEARING DATE: February 9, 2023

TYPE OF APPLICATION: Rezoning

LOCATION: 271 Snelling Avenue North, southwest corner of Snelling and Iglehart Avenues

PIN & LEGAL DESCRIPTION: 33.29.23.44.0110; vacated street accruing and Lots 1 thru 3, Block 9, College Park Addition

PLANNING DISTRICT: 13

EXISTING ZONING: IT

ZONING CODE REFERENCE: § 61.801(b)

STAFF REPORT DATE: February 2, 2023

BY: Kady Dadlez

DATE RECEIVED: January 18, 2023

60-DAY DEADLINE FOR ACTION: March 19, 2023

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- A. **PURPOSE:** Rezone from IT transitional industrial to I1 light industrial.
- B. **PARCEL SIZE:** This irregular-shaped property has about 130 feet of frontage on Snelling Avenue, is about 300 feet in depth, and has a total lot area of about 23,950 square feet.
- C. **EXISTING LAND USE:** The property is occupied by a single story office building and two surface parking areas, one with 12 stalls along Snelling Avenue and one with 10 stalls abutting the north wall of the building along Iglehart Avenue.
- D. **SURROUNDING LAND USE:**
- North: Industrial manufacturing plant in an I1 district and commercial uses, including gas station and offices, in a T3 district along Snelling Avenue.
- East: Electrical transformer station in an IT district along Snelling Avenue.
- South: Railroad right of way in an IT district. On the other side of the railroad right-of-way, restaurant use in a T3 district along Marshall Avenue.
- West: Railroad right of way in IT and I1 districts and low to medium density residential uses in T2 and RT1 districts on the other side of the railroad right-of-way.
- 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 case concerning the subject property. It is a request to rezone the property in 1989, but no additional information about the application could be found. The property was rezoned from B3 to IT in 2016 as part of the South Snelling Avenue zoning study. The property is used for offices for Co-operative Plating. Co-operative Plating has its manufacturing plant immediately to the north at 1605 Iglehart Avenue. Related to the request to rezone 271 Snelling Avenue North is an application to rezone property at 1598 Carroll Avenue from T2 to I1 to expand the existing parking lot for Co-operative Plating employees at 1602-1606 Carroll Avenue.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council had not taken a position on the rezoning at the time the staff report was drafted.
- H. **FINDINGS:**
1. The applicant owns the property on Snelling Avenue and requests to rezone it from IT to I1. The applicant operates Co-operative Plating, a manufacturing plant at 1605 Iglehart Avenue, which is in an I1 district immediately north of the subject property. Co-operative

Plating has been operating at this location for more than 50 years and employs more than 115 people. They are planning a 7,700 square foot expansion of their existing 38,000 square foot manufacturing facility to improve efficiency and potentially increase employment. In addition to the request to rezone property on Snelling Avenue to I1, the applicant submitted a separate application to rezone property at 1598 Carroll Avenue, from T2 to I1, to expand its existing employee parking lot immediately to the west at 1602-1606 Carroll Avenue.

In 2022, at the request of Co-operative Plating, the city vacated the portion on Iglehart Avenue between 1605 Iglehart and 271 Snelling Avenue. The request was made to create space for Co-operative Plating to expand its existing plant south towards the railroad tracks; a city owned tract of land in the area was also purchased to create space for the expansion. Since the portion of Iglehart Avenue vacated to Co-operative Plating in 2022 shares zoning designations with both 1605 Iglehart Avenue (the manufacturing facility zoned I1) and 271 Snelling Avenue North (the company's offices zoned IT) the applicant is requesting rezoning of 271 Snelling so that both properties will be zoned I1. Planning and DSI staff suggested, for development purposes, that it may be preferable to have consistent zoning for the Co-operative Plating properties to avoid potential conflicting zoning regulations with development on differently zoned parcels.

The applicant states that the additional parking spaces proposed for the property on Carroll Avenue are needed to replace the parking spaces that will be lost when the company's existing plant at 1605 Iglehart Avenue is expanded onto an area currently occupied by surface parking. This would result in replacing parking on a one for one basis, not an increase in parking overall. The company operates three shifts at the plant five days per week: first shift has 54 employees; second shift 22; and third shift 14.

2. The proposed zoning is consistent with the way this area has developed . The property is used for company offices for a manufacturing plant located on property in an I1 district immediately to the north. Immediately to the south and west is railroad right of way in IT and I1 districts and to the east across Snelling Avenue is an electric transformer station. There is an I1 zone west of Fry Street as well. The manufacturing plant to the north has been in operation at that location for more than 50 years. The area immediately surrounding the property proposed for rezoning has changed little in the past 20+ years, though areas further north and south along Snelling Avenue have seen increases in residential density and development in anticipation of, and subsequent to, the A Line BRT on Snelling Avenue and the Green Line on University Avenue. In addition, increases in residential densities along Marshall Avenue near Snelling Avenue have occurred in anticipation of B Line BRT.

Sec. 66.512 of the Zoning Code states 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. The I1 district is intended to permit, along with other specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semifinished products from previously prepared material.

Plating is a use first permitted in an IT transitional industrial district. While an IT zoning classification would be sufficient to allow the plating use, the applicant is requesting rezoning to I1 to make the zoning classification on Snelling Avenue consistent with the zoning of its I1 properties to the north. It is reasonable in this case for the property to be rezoned to be consistent with the zoning to the north given the recent street vacation and plans for expansion onto the vacated area, part of which is zoned IT and part I1.

3. The proposed zoning is consistent with the Comprehensive Plan. Goals of the land use plan include “Economic and population growth focused around transit”, “Efficient, adaptable and sustainable land use and development patterns and processes”, and “Quality full-time jobs and livable wages”. Policy LU-6 calls for fostering equitable and sustainable economic growth by: 1) facilitating business creation, attraction, retention and expansion; 2) growing Saint Paul’s tax base in order to maintain and expand City services, amenities and infrastructure; and 3) supporting business, real estate and financial models that keep more money locally, such as locally-owned businesses, local-prioritized employment, employee-owned businesses and commercial land trusts. Co-operative Plating is an existing locally owned business seeking to remain in its location and expand.

The 2040 future land use map guides the property for mixed use. Mixed use 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. This balance of jobs and housing already exists in the area. The property abuts an existing industrial land use to the north that has been in place for many years and that seeks to expand its facility and potentially its employment. The property also abuts railroad right of way and is near property guided for industrial use along the railroad and to the west. The industrial land use description in the land use plan states that the intent is for this land use type to remain adaptable, relevant and supportive of well-paying jobs with low barriers to entry and a growing tax base. Industrial Policy LU-45 calls for supporting and encouraging development that maximizes tax base, job creation and/or job retention. Industrial Policy LU-47 calls for preserving the long-term tax base by evaluating the impact of tax-generating industrial land, as well as compatibility with adjacent land uses and infrastructure.

The future land use map is a long-term vision that anticipates changes in land use over time as uses change. The future land use map is required to be specific and identify land use on a lot-by-lot basis so the Metropolitan Council can perform various analyses. Planning staff prefers a more nuanced approach to future land use planning, one that looks at future land use at a higher level, focusing on areas rather than specific lots, and where land use boundaries are vague and defined generally by area and not by property lines. The land use plan goal calling for efficient and adaptable land use supports existing land uses, which are consistent with the comprehensive plan, and minor changes and fluctuations in future land use. While the future land use plan calls for mixed use along and near Snelling Avenue, this vision is not intended to discourage or prevent minor changes or fluctuations in existing land use in the area, especially for uses that have been in place for many years, intend to remain in place, and expand modestly.

Union Park Community Plan Strategy LU4.3 calls for encouraging development in industrial areas that increases the number of job opportunities in Union Park.

4. The proposed zoning is compatible with surrounding uses including the uses in the I1 district immediately to the north where Co-operative Plating’s plant and employee parking are located, and to the south where there is railroad right of way and bridge over Snelling Avenue in an IT district. Industrial uses in an I1 district abutting the north side of the railroad tracks extend four blocks to the west. Across Snelling Avenue to the east is an electric transformer station.
- I. **STAFF RECOMMENDATION:** Based on findings 1 through 4, staff recommends approval of the request to rezone property at 271 Snelling Avenue North from IT transitional industrial to I1 light industrial.



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

PD-13

Zoning Office Use Only

File # 23-007-517

Fee Paid \$ _____

Received By / Date _____

Tentative Hearing Date _____

APPLICANT

Property Owner(s) Keith Rosenblum - Rosenblum Family Limited Partnership

Address 271 Snelling Ave. N City St.Paul State MN Zip 55104

Email keithr@coopplating.com Phone _____

Contact Person (if different) David Birkemeier Email dbirkemeier@coopplating.com

Address 271 Snelling Ave. N City St.Paul State MN Zip 55104

(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 271 Snelling Ave. N St.Paul MN 55104

PIN(s) & Legal Description 271 Snelling Ave. N (332923440110)

(Attach additional sheet if necessary.)

Co-operative Plating Inc. property

Lot Area 0110 Current Zoning IT

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Keith Rosenblum of Rosenblum Family Limited Partnership

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a IT zoning district to a I1 zoning district, for the purpose of:

Establish a consistent zoning classification for our campus (1605 Iglehart Ave.- Manufacturing Plant and 271 Snelling Ave. N - Company Office) consistent with its use and business purpose.

JAN 19 2023

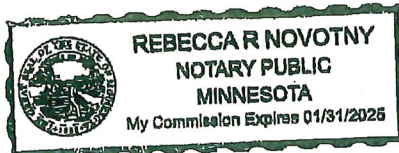
Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit

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 1-19 2023

Rebecca Nale
Notary Public



By: Keith Rosenblum
Fee owner of property

Title: Owner - Rosenblum Family Limited Partnership



Your one-stop source for plating

JAN 19 2023

Dear Mr. Dubruiel,

As you know, Cooperative Plating has been operating at this same location for more than 50 years. We employ more than 115 employees and are proud to call St. Paul our home. In this respect we are planning to expand our pre-existing plant to run a more efficient operation and potentially increase employment. We are requesting zoning changes (per attached applications) for the properties located at 1598 Carroll Ave. and 271 Snelling Ave. N – all located in St. Paul, Minnesota 55104. The purpose of this request is twofold. The zoning change for 1598 Carroll Ave. to I1 from T2 allows us to convert this property into an employee parking lot, since our plant expansion on the South side of 1605 Iglehart will consume all of the employee parking spaces in the vacated portion of Iglehart Ave. The expanded parking lot will ensure that our employees have sufficient off-street parking so as to not take up street parking otherwise available to the public. We are essentially replacing parking on a one for one basis. The second zoning change request is necessary since our property at 271 Snelling Ave. N (our company office currently zoned as IT) should be zoned the same as 1605 Iglehart Ave. (our manufacturing plant). We are requesting that both properties be zoned as I1.

We have participated in several Union Park District Council meetings, over the past 10 months, to discuss our expansion plans and the required zoning changes. I've also personally talked with several property owners on Carroll Ave, and we believe that there is no objection by the neighbors. We plan to attend another Union Park District Council meeting in 2023 to review and answer any questions or concerns regarding our plant expansion plans. We also welcome any questions from the city.

I respectfully ask for your approval of the rezoning requests for 271 Snelling Ave. N and 1598 Carroll Ave. to the I1 designation.

We appreciate the partnership with the City of St. Paul, its staff, Ms. Dadlez, and yourself in moving this key project ahead.

Thank you for considering these rezoning requests and we look forward to taking the next step with the St. Paul City Council.

David Birkemeier 1/19/2023

President & CEO, Co-operative Plating Inc.



Top Quality, On Time

271 Snelling Avenue N. (Office)
1605 Iglehart Avenue (Plant)
St. Paul, MN 55104

0301 01 19/23

To whom it may concern,

Keith Rosenblum, of the Rosenblum Family Limited Partnership at 271 Snelling Ace. N St. Paul, MN 55104, has sole approval authority for zoning changes to the property.

Date: 1/19/2023

David Birkemeier *David Birkemeier*

President & CEO of Co-operative Plating Inc.



na i ARCHITECTS
 275 ARDEL ST N, STE A
 SAINT PAUL, MN 55109
 Phone: (612) 487-6321
 na@naia.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Project No:

Co-operative Plating

1605 Iglehart Avenue
 Saint Paul, MN 55104

Co-operative Plating

271 Spelling Avenue N
 Saint Paul, MN 55104

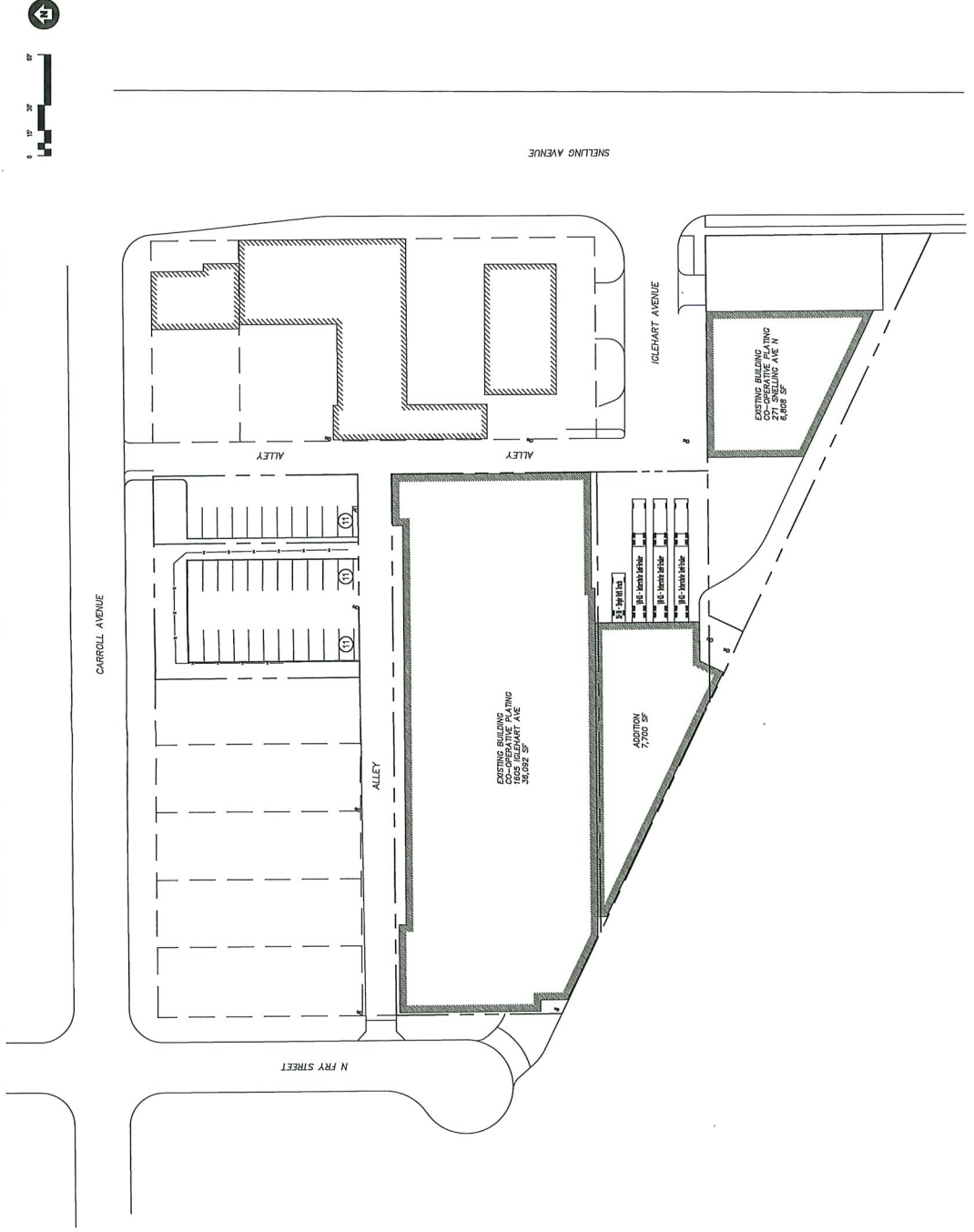
James & Rowlands

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Contract No: 2021.063
 Drawn By: SB
 Date:

Sheet Name:
 ARCHITECTURAL
 SITE
 PLAN

Sheet No:
AC101



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project No:

Co-operative Plating

1606 Belsford Avenue
Saint Paul, MN 55104

Co-operative Plating

371 Snelling Avenue N
Saint Paul, MN 55104

Issues & Revisions:

Professional Seal Area Reserved
Date: 04/15/2021 10:58 AM
Scale: 1/8" = 1'-0"
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Drawing Title: FLOOR PLAN
Drawing No: 2021063
Drawing Date: 04/15/2021
Drawing Scale: 1/8" = 1'-0"
Drawing Author: [Redacted]
Drawing Checker: [Redacted]
Drawing Approver: [Redacted]
Drawing Date: 04/15/2021
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Drawing Date: 04/15/2021
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Client No: 2021063

Drawn By: SB

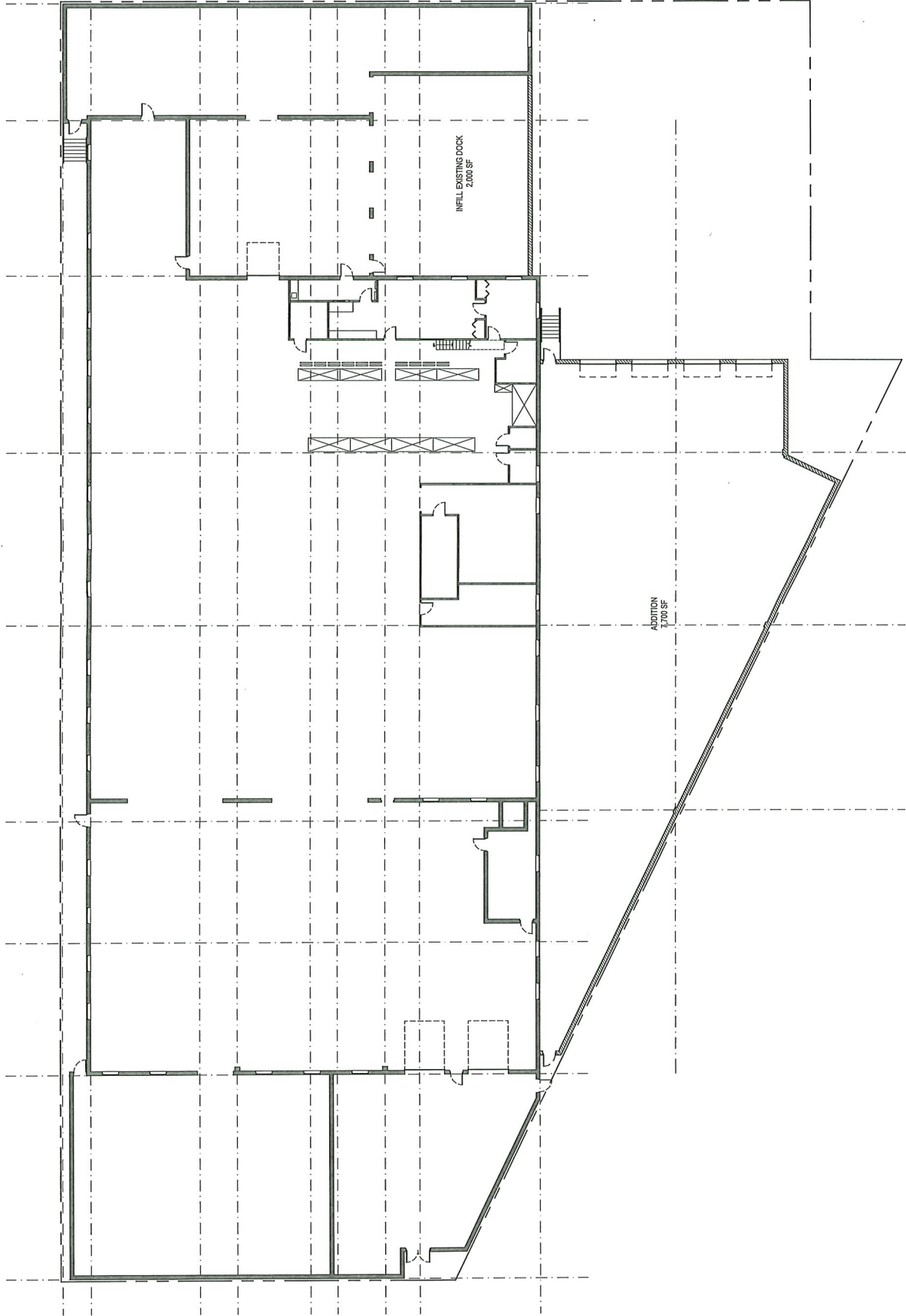
Date:

Sheet Name:

FLOOR
PLAN

Sheet No:

A101



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Project No:

Co-operative Plating

1695 Glebehard Avenue
Saint Paul, MN 55104

Co-operative Plating

271, Shelling Avenue N
Saint Paul, MN 55104

Drawn & Reviewed:

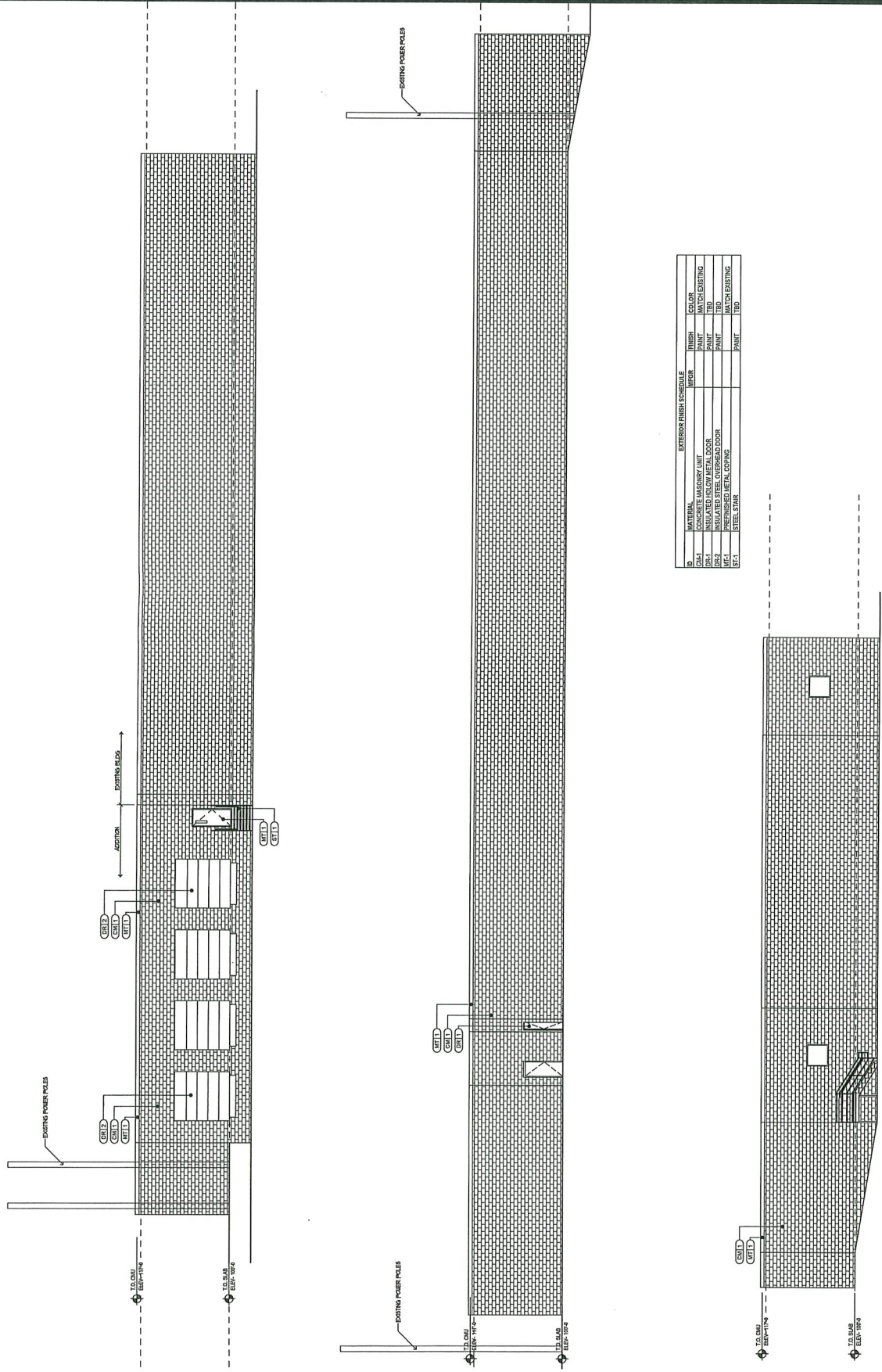
Approved for Construction:
Date: 08/11/14
Scale: 1/8" = 1'-0"
Notes: 1. See all other drawings for details and materials.
2. All work shall be in accordance with the Minnesota Building Code.
3. All work shall be in accordance with the Minnesota Electrical Code.
4. All work shall be in accordance with the Minnesota Mechanical Code.
5. All work shall be in accordance with the Minnesota Fire Code.
6. All work shall be in accordance with the Minnesota Health and Safety Code.
7. All work shall be in accordance with the Minnesota Environmental Code.
8. All work shall be in accordance with the Minnesota Public Works Code.
9. All work shall be in accordance with the Minnesota State Code.
10. All work shall be in accordance with the Minnesota Uniform Building Code.

Contract No.: 2021063

Drawn By: SB

Date:

Sheet Name:
**EXTERIOR
ELEVATIONS**



EXTERIOR FINISH SCHEDULE			
ID	MATERIAL	FINISH	STATUS
CMU-1	CONCRETE MASONRY UNIT	PAINT	NEW
CMU-2	INSULATED HDU/M METAL DOOR	PAINT	NEW
CMU-3	INSULATED STEEL DOOR/SHOULDER	PAINT	NEW
CMU-4	PRECAST CONCRETE METAL CLADDING	PAINT	EXISTING
ST-1	STEEL STAIR	PAINT	NEW

Photos for 271 Snelling Avenue North – Rezone from IT to I1

271 Snelling Avenue North, railroad and railroad bridge on the left



View of 271 Snelling Avenue North from Igelhart Street looking east towards Snelling, railroad on right



Gas station and office uses north of 271 Snelling Avenue North



Co-operative Plating's manufacturing plant to the north along Igelhart Avenue



Co-operative Plating manufacturing plant and loading dock looking west



View of Co-operative Plating plant and offices property from south of the railroad at Fry and Igelhart



East of 271 Snelling Avenue North: electric transformer and railroad bridge over Snelling Avenue

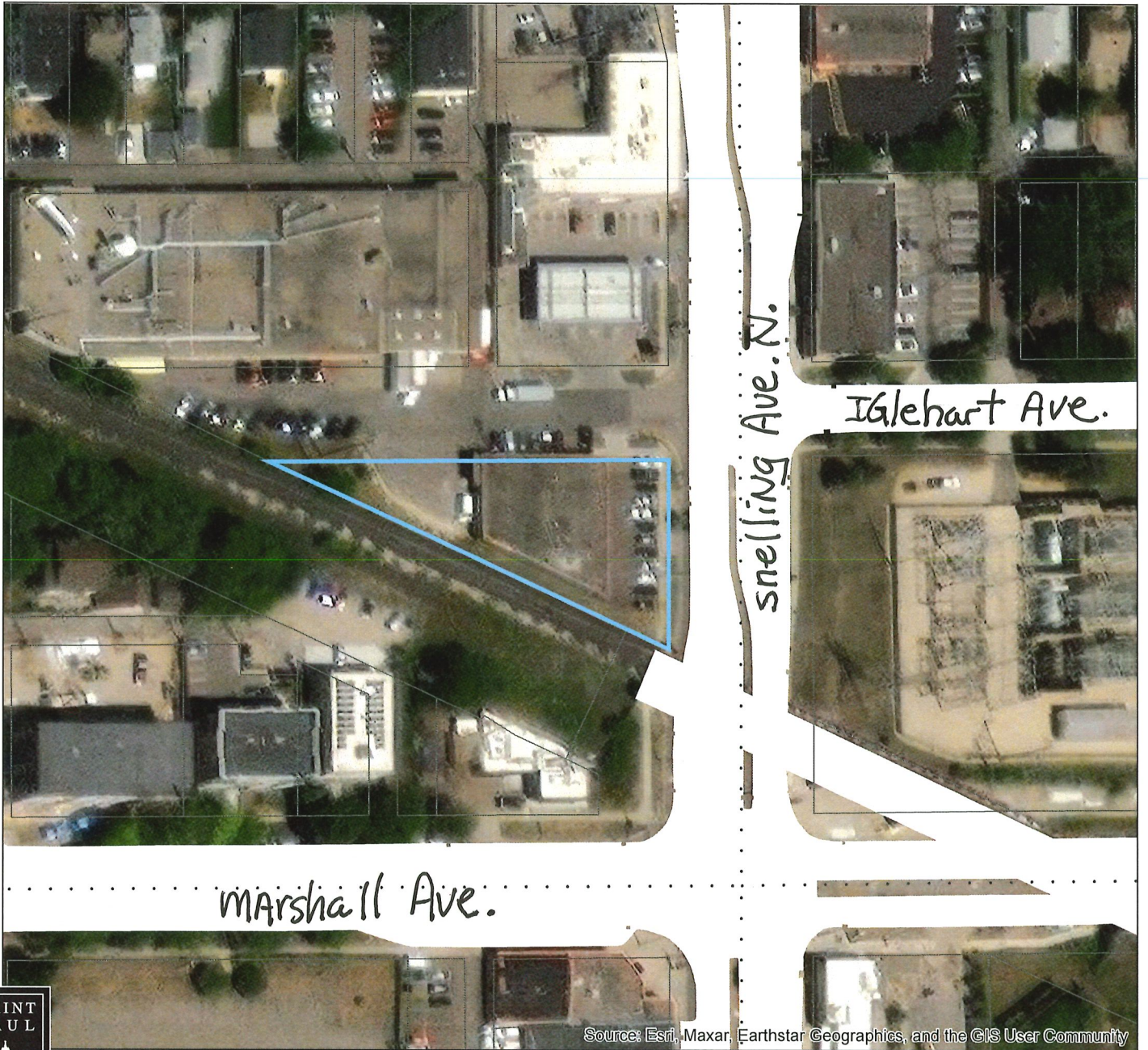


South of Co-operative Plating's office at the Snelling & Marshall intersection



Duplex on Fry Street south of the railroad and west of 271 Snelling Avenue North





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



File #23-007-517 Aerial Map
Application of Rosenblum Family Limited

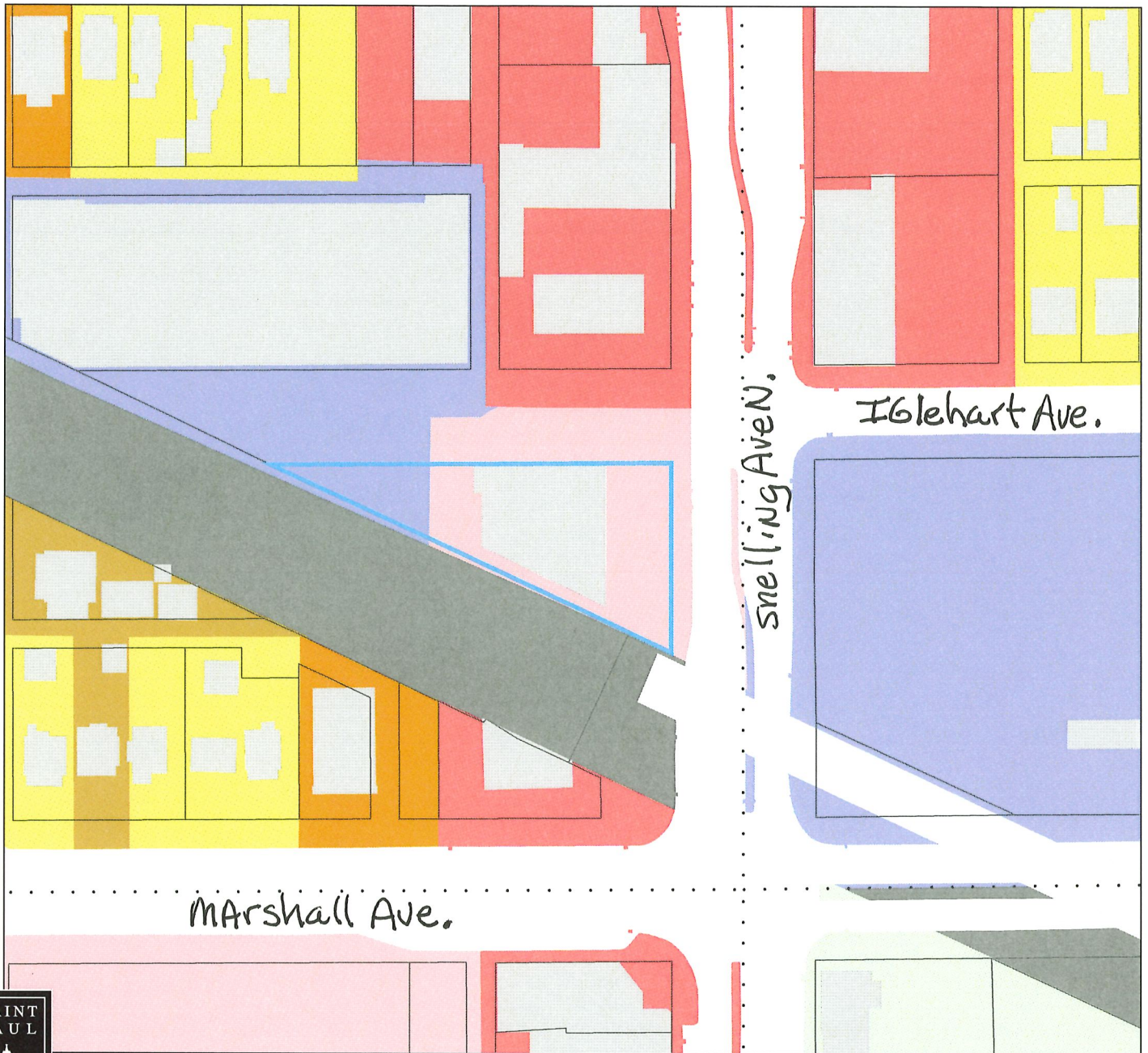
Application Type: Rezone
 Application Date: January 18, 2023
 Planning District: 13



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Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly



File #23-007-517 Existing Land Use Map
Application of Rosenblum Family Limited

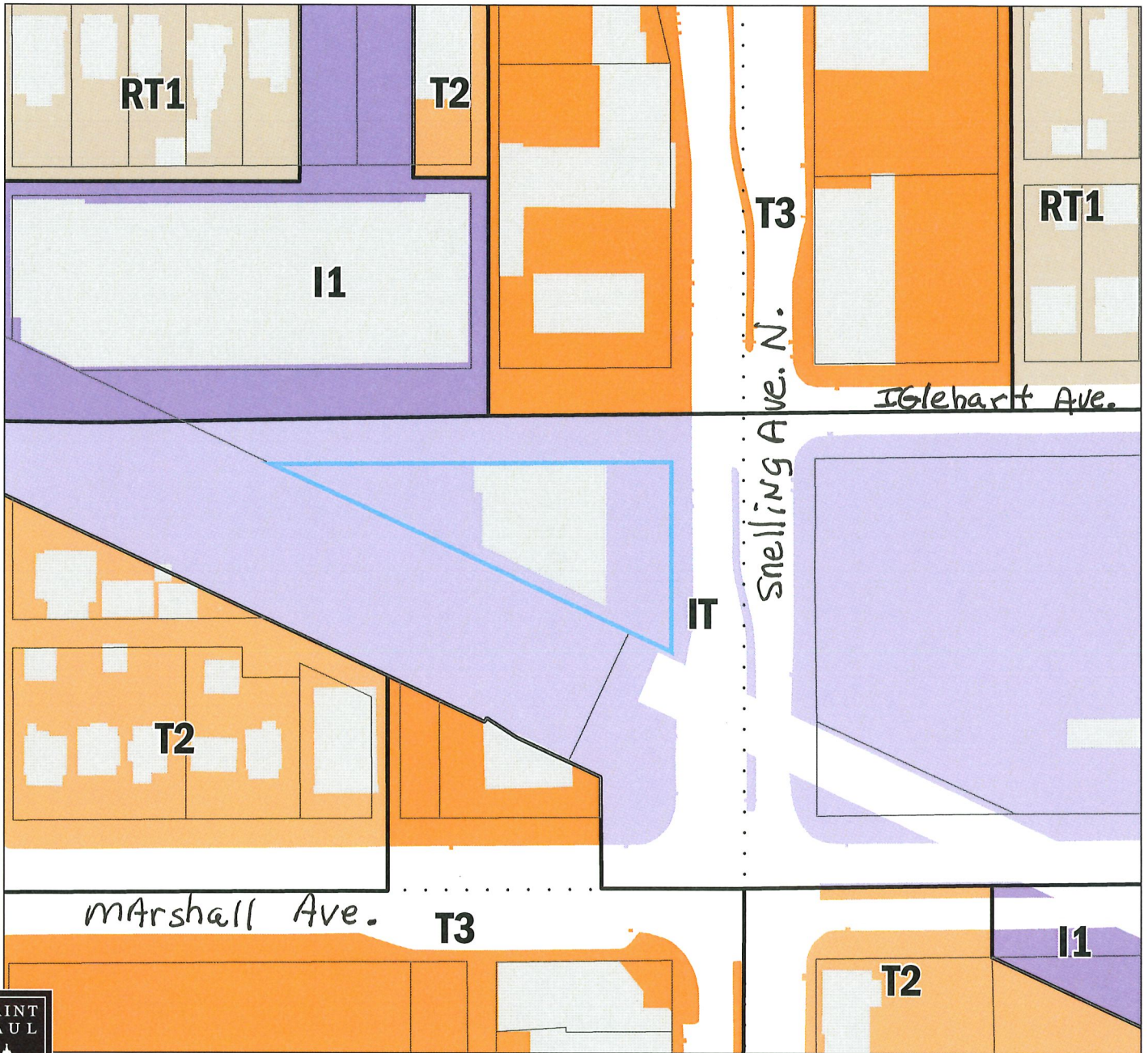
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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| 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 #23-007-517 Zoning Map
Application of Rosenblum Family Limited

Application Type: Rezone
 Application Date: January 18, 2023
 Planning District: 13



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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	