

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Paul Leased Housing Associates V111 **FILE #:** 16-053-108
  2. **APPLICANT:** Attn: Hunt Electric **HEARING DATE:** July 28, 2016
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 2300 Territorial Road, SW corner at Territorial Road and Hampden Avenue
  5. **PIN & LEGAL DESCRIPTION:** 292923430052; Hewitts Out Lots Subj To Esmt A 2o Ft Spur R/w Across Lots 21 22 And 23 The Cl Of Which Passes Thru A Pt On Swly L Of And 45 2/1o Ft Nwly From Se Cor Of Lot 23 Th Nwly On 2o Deg Curve 178 4/1o Ft Th Nly And Tangent Thereto 91 Ft Th Nely On 19 Deg Curve 59 Ft To Pt On Nely; 292923430053; All Of La Salle St Vac E Of And Adj Lot 23 And Fol Part Nely Of Rr R/w Of Lots 21 And 22 And Ex Rr R/w Lot 23; 292923430054; No Part Of Vac La Salle Ave; Lot 24 And All W Of Hampden Ave Of Lots 25 And Lot 26
  6. **PLANNING DISTRICT:** 12 **EXISTING ZONING:** I1
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** July 7, 2016 **BY:** Mike Richardson
  9. **DATE RECEIVED:** June 30, 2016 **60-DAY DEADLINE FOR ACTION:** August 29, 2016
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- A. **PURPOSE:** Rezone from I1 Light Industrial to T3 Traditional Neighborhood.
- B. **PARCEL SIZE:** 174,240 square feet (Irregular shaped lot), 414 ft. (Territorial Rd.); 415 ft. (Hampden Ave.); 445 ft. (Charles Ave.)
- C. **EXISTING LAND USE:** Commercial industrial
- D. **SURROUNDING LAND USE:**
  - North: Industrial/warehouse (I1)
  - East: Industrial/warehouse (I1)
  - West: Commercial (T3)
  - South: Multifamily residential (T3)
- 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 no zoning history for this property. The Director of Planning had a discussion with the Port Authority regarding the site and they expressed that it was not particularly well suited for industrial redevelopment.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 had not commented by the time of this report.
- H. **FINDINGS:**
  1. The applicant is proposing to rezone the property in order to build a multifamily project with approx. 216 affordable units on the site.
  2. The proposed zoning is consistent with the way this area has developed. This finding is met. The site is within 400' of the Raymond Station of the Green Line LRT. The area has historically had a mix of uses in close proximity and after the development of the Green Line the area has becoming more transit-oriented with the addition of higher density housing.

3. The proposed zoning is consistent with the Comprehensive Plan. This finding is met. The property is within the Raymond Station Area and the “Area of Change” within the station area. The Area of Change denotes *“parcels where change is welcome and should be encouraged, whether through gradual infill, intensification or comprehensive redevelopment.”* The property is identified as being in the Extending the South St. Anthony Neighborhood Character Area which *“should further act as a transitional area that improves the relationship between the mixed-use corridor to the south, employment uses to the northeast, and the predominantly residential neighborhood of South Saint Anthony Park located to the northwest.”* Furthermore, Policy 4.4.2.a) states, *“Land use within this Character Area should be predominantly residential.”*
4. The proposed zoning is compatible with surrounding uses. This finding is met. There is another multifamily project being developed on the same block to the west and existing multifamily to the south. The T3 zoning provides for mixed-use which makes it an appropriate transition zone between the residential to the south and west and the industrial/warehouse uses to the north and east. The site is currently among the properties closest to a Green Line station not zoned for mixed-use, so the proposed zoning makes it more compatible with the close proximity to the LRT.
5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* This finding is met. The remainder of the block is currently zoned T3.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from I1 Light Industrial to T3 Traditional Neighborhood.



**PETITION TO AMEND THE ZONING CODE**  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

PD = 12

**RECEIVED**  
 JUN 27 2016  
 BY: \_\_\_\_\_

Zoning Office Use Only  
 File #: 16-053108  
 Fee: \_\_\_\_\_  
 Tentative Hearing Date:  
7-28-16

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**APPLICANT**

Property Owner: Hunt Electric Real Estate, LLC  
 Address: 7900 Chicago Avenue  
 City: Bloomington St. Minnesota Zip: 55420 Daytime Phone: (651) 646-2911  
 Contact Person (if different): Patrick Ostrom - Buyer Phone: (763) 354-5644

**PROPERTY LOCATION**

Address/Location: 2300 Territorial Road, Saint Paul, MN 55114  
 Legal Description: Attached  
 Current Zoning: I1 - Light Industrial  
 (attach additional sheet if necessary)

**TO THE HONORABLE MAYOR AND CITY COUNCIL:**

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 482.357(5) of Minnesota Statutes;  
Hunt Electric Real Estate, LLC, owner of land proposed for rezoning, hereby petitions you to  
 rezone the above described property from a I1 - Light Industrial zoning district to a T3 - Traditional zoning  
 Neighborhood  
 district, for the purpose of:  
 On January 29th, 2016, the Applicant, Hunt Electric Real Estate, LLC entered into an agreement to sell the real estate  
 located at 2300 Territorial Road to St. Paul Leased Housing Associates VIII, LLLP. It is the goal of the Buyer to develop the  
 site into a new community consisting of approximately 216 affordable housing apartment homes. The Applicant requests  
 that the site be rezoned for the purpose of accommodating the proposed development. The development will be four  
 stories of apartment units and common areas and one story of underground parking. The project cannot take place  
 under the current zoning. The site, formerly operated by Hunt Electric, has been vacant since early 2016. As such, the  
 request is made to change the zoning so that this area of the city can be revitalized and better serve the residents and  
 community.  
 (attach additional sheets if necessary)

Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me

this 22nd day  
 of June, 20 16

Notary Public



By: [Signature]  
 Fee owner of property

Title: CHIEF MANAGER/PRESIDENT



# DOMINIUM<sup>SM</sup>

June 22<sup>nd</sup>, 2016

St. Paul Leased Housing Associates VIII, LLLP  
2905 Northwest Blvd, Suite 150  
Plymouth, MN 55441

**RE: Petition to Amend the Zoning Code – 2300 Territorial Road New Construction**

Dear Department of Planning and Economic Development,

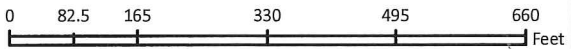
Please accept the enclosed application as our formal request to amend the zoning code for the parcels commonly referred to as 2300 Territorial Road, Saint Paul. Although not currently the site owner, **Dominium** has a contract to purchase the site. Enclosed you will find the petition to amend the zoning code signed by the current owner, Hunt Electric Real Estate, LLC, allowing us to enter into this process on their behalf. With that said, we ask that you direct any questions regarding the proposed future use to **Dominium**.

We look forward to hearing from you soon.

Sincerely,

Patrick Ostrom

Senior Development Associate  
Development & Acquisitions  
**Dominium**  
2905 Northwest Blvd. Suite 150 Plymouth, MN 55441  
Phone 763-354-5644 Mobile 612-816-0368  
DominiumApartments.com



FILE NAME: St. Paul Leased Housing Associates VIII

APPLICATION TYPE: Rezone

FILE #: 16-053108 DATE: 6/30/2016

PLANNING DISTRICT: 12

ZONING PANEL: 7

**Zoning**

Subject Parcels

Section Lines

RM2 Multiple-Family

RM3 Multiple-Family

T2 Traditional Neighborhood

T3 Traditional Neighborhood

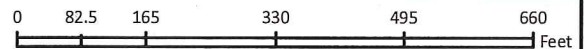
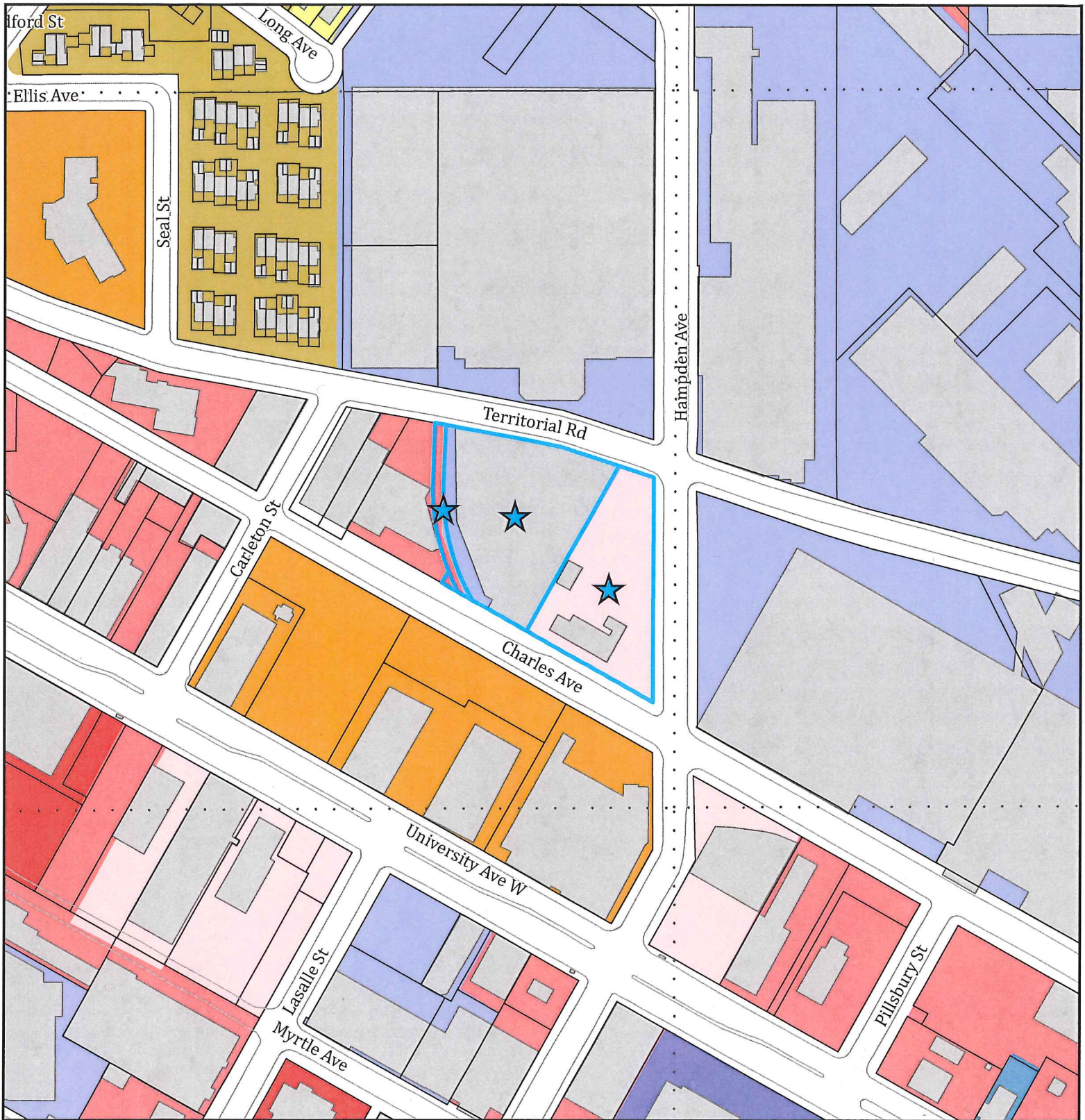
IT Transitional Industrial

I1 Light Industrial

I2 General Industrial

VP Vehicular Parking





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**Land Use**

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Industrial

Mixed Use Commercial and Other

Industrial and Utility

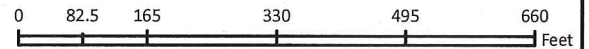
Institutional

Undeveloped

Subject Parcels

Section Lines





FILE NAME: St. Paul Leased Housing Associates VIII

**Aerial**

APPLICATION TYPE: Rezone

 Subject Parcels

FILE #: 16-053108      DATE: 6/30/2016

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