

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Open Cities Health Center Inc. **FILE #:** 16-053-250
 2. **APPLICANT:** Open Cities Health Center Inc. **HEARING DATE:** July 28, 2016
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 127 Front Ave, Between Rice Street and Park Street
 5. **PIN & LEGAL DESCRIPTION:** 30.29.22.23.0124; Dores Addition to St. Paul, S 80 Ft of Lot 16 Aud Sub No 17 & In Sd Dores Add, Lots 7 & Lot 8 Blk 2
 6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** RT1 & B2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** July 20, 2016 **BY:** Jacquelyn Kramer
 9. **DATE RECEIVED:** June 30, 2016 **60-DAY DEADLINE FOR ACTION:** August 29, 2016
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- A. **PURPOSE:** Rezone from RT1 Two-Family Residential to B2 Community Business
- B. **PARCEL SIZE:** 12,196 sq. ft. (.3 acres)
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** North : one-family residential; West: office; South: retail and other commercial; East: one-family residential
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** Since 1975 the RT1 portion of the parcel has had this zoning classification. The other portion of the parcel was zoned B3 from 1975 through 2005, when it was changed to the current B2 zoning as recommended in the Rice Street Small Area Plan and zoning study.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 6 Planning Council has submitted a letter in support of the rezoning.
- H. **FINDINGS:**
 1. The parcel is currently split-zoned RT1 Two-Family Residential and B2 Community Business. The applicant is seeking to rezone the RT1 portion of the parcel to B2 in order to construct additional off-street parking to serve the existing HealthEast Clinic on the adjacent parcel to the west. The applicant provided a site plan showing the proposed parking lot.
 2. The proposed zoning is consistent with the way this area has developed. The proposed rezoning to B2 provides for needed off-street parking for the adjacent health clinic.
 3. The proposed zoning is consistent with the Comprehensive Plan. This parcel is guided as part of a Mixed Use Corridor in Figure LU-L of the Land Use Plan.
 4. The proposed B2 zoning is compatible with the surrounding zoning and uses. The parcel is currently split-zoned RT1 Two-Family Residential and B2 Community Business. There is abutting commercial land use and zoning to the west and south.
 5. The petition for rezoning was found to be sufficient on June 30, 2016: 14 parcels eligible; 10 parcels required; 10 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning of the RT1 portion of 127 Front Avenue to B2 Community Business.