

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Gary and Elisa Gorman **FILE #:** 17-065-121
  2. **APPLICANT:** Gary P Gorman/Elisa R Gorman **HEARING DATE:** August 17, 2017
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 858 Oakdale Ave, SE corner at Wyoming
  5. **PIN & LEGAL DESCRIPTION:** 082822340121; J Auers Rearrangement Part, N of Extended N Line of Lot 2, of Lot 1
  6. **PLANNING DISTRICT:** 3 **EXISTING ZONING:** R4
  7. **ZONING CODE REFERENCE:** §66.213; §61.801(b)
  8. **STAFF REPORT DATE:** August 7, 2017 **BY:** Lucy Thompson
  9. **DATE RECEIVED:** July 31, 2017 **60-DAY DEADLINE FOR ACTION:** September 29, 2017
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- A. **PURPOSE:** Rezone from R4 one-family to RT1 two-family.
- B. **PARCEL SIZE:** 13,503 sq. ft.
- C. **EXISTING LAND USE:** single-family dwelling
- D. **SURROUNDING LAND USE:**
  - North: single-family residential (R4 zoning)
  - East: single-family residential (RT1 Zoning)
  - West: single- and two-family residential (R4 zoning)
  - South: single-family residential (R4 zoning)
- E. **ZONING CODE CITATION:** § 66.213 establishes the intent of the RT1 two-family residential district; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The applicant states that there has been a vacant upstairs apartment on the property since they purchased the home in 1985.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 3 had not made a recommendation at the time the staff report was prepared.
- H. **FINDINGS:**
  1. The applicant wishes to rezone the property to RT1 in order to have the option of legally renting out the upstairs apartment, which the applicant states has been on the property since they purchased it in 1985.
  2. Two-family dwellings are a permitted use in the RT1 district. The parcel and existing residential building appear to meet all the dimensional standards for the RT1 district:
    - Minimum lot size per unit: 3000 sq. ft.
    - Minimum lot width per unit: 25 ft.
    - Maximum height: 3 stories, 40 ft.
    - Minimum front yard setback: 25 ft.
    - Minimum side yard setback: 9 ft.
    - Minimum rear yard setback: 25 ft.

3. The proposed zoning is consistent with the way this area has developed. The immediate neighborhood is generally one of single- and two-family residences. The intent of the proposed RT1 district is to provide for an environment of predominantly low-density one- and two-family dwellings. The district recognizes the existence of older residential areas of the city, of which the West Side is one, where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures, and allow the owners to justify the expenditures for repair and modernization.
  4. The proposed zoning is consistent with the Comprehensive Plan. The West Side Community Plan, adopted as an addendum to the Saint Paul Comprehensive Plan in 2013, focuses on providing housing choice, preserving and improving the existing housing stock, and creating additional housing opportunities. The Land Use chapter of the city-wide 2030 Comprehensive Plan designates this parcel as part of an "established neighborhood" on the Future Land Use Map. Established neighborhoods are predominantly residential areas with a range of housing types, where single-family and two-family dwellings predominate.
  5. The proposed zoning is compatible with surrounding uses. The parcel is surrounded by single- and two-family residences. The abutting parcel to the east is zoned RT1.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 858 Oakdale Avenue from R4 one-family to RT1 two-family.



**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

Zoning Office Use Only  
 File #: 17-065/21  
 Fee: 1260  
 Tentative Hearing Date: To be scheduled

PD=3  
 #082822340121

**APPLICANT**

Property Owner(s) Gary P. and Elisa R. Gorman  
 Address 858 Oakdale Ave.  
 City St. Paul State MN Zip 55107 Phone 651-222-6097  
 Contact Person Eric Smith Phone 507-301-8584  
 Email keydundas@hotmail.com  
 (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 LOCATION**

Address/Location 858 Oakdale Ave., St. Paul, MN 55107  
 Legal Description J Aver's Re-arrangement Part, Not Extended Line N Line of Lot 2, of Lot 1 Current Zoning R4  
 (Attach additional sheet if necessary.)

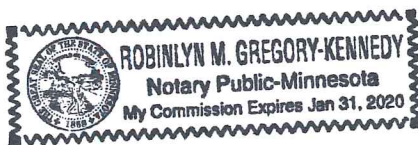
TO THE HONORABLE MAYOR AND CITY COUNCIL:  
 Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, Gary P. and Elisa R. Gorman,  
 owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a R4 zoning district to a RT1 zoning district, for the purpose of:  
having the option of legally renting out the upstairs apartment that has existed on the property since we purchased it in 1985.  
 (Attach additional sheets if necessary.)

Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me

Date July 28 2017

[Signature]  
 Notary Public



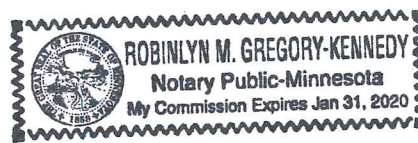
By: [Signature]  
 Fee owner of property

Title: owner

Subscribed and sworn to before me

Date July 28 2017

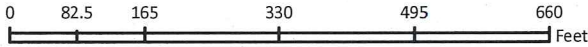
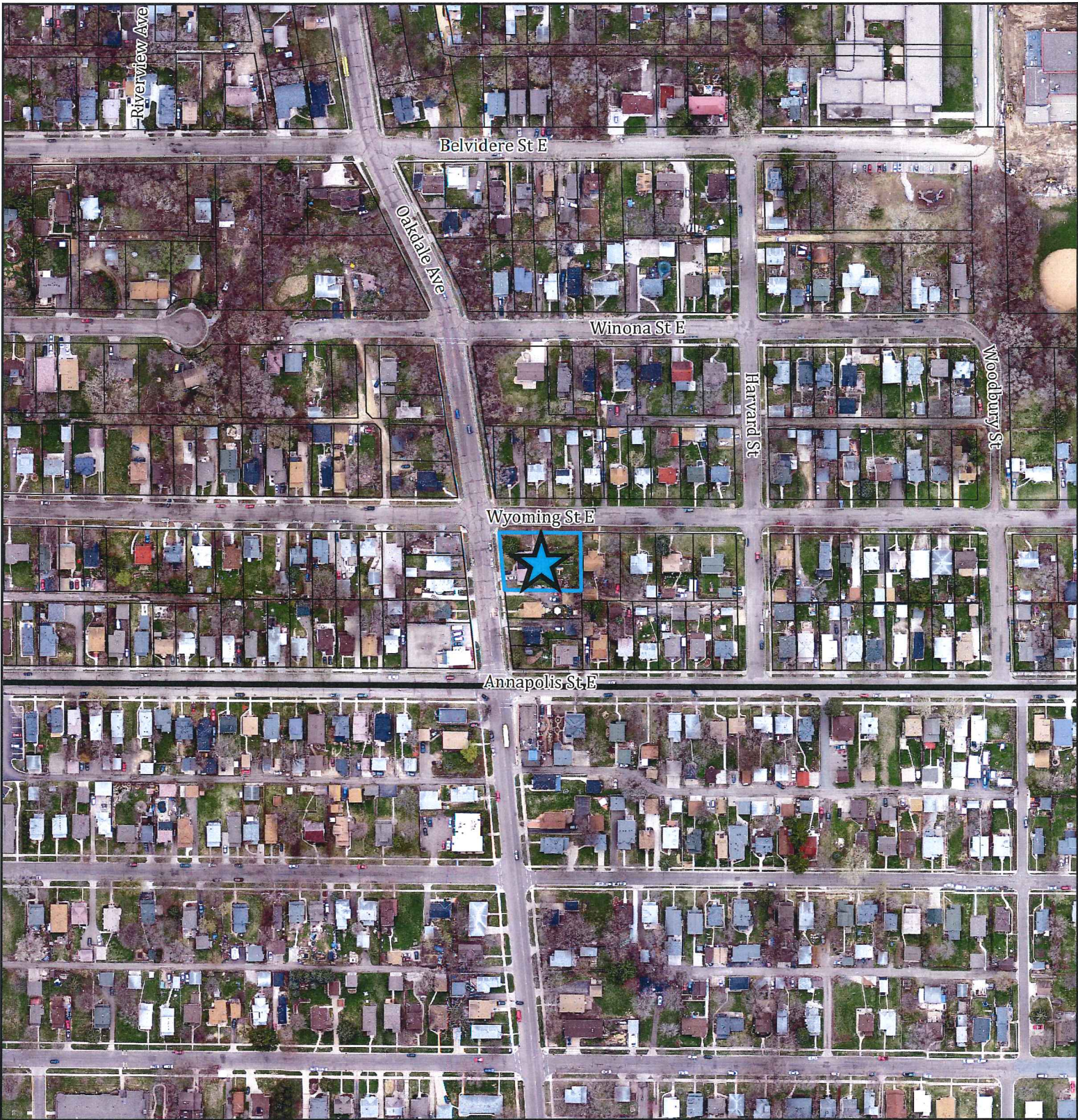
[Signature]  
 Notary Public



By: [Signature]  
 Fee owner of property

Title: owner





FILE NAME: Gary and Elisa Gorman

APPLICATION TYPE: Rezone

FILE #: 17-065121      DATE: 7/31/2017

PLANNING DISTRICT: 3

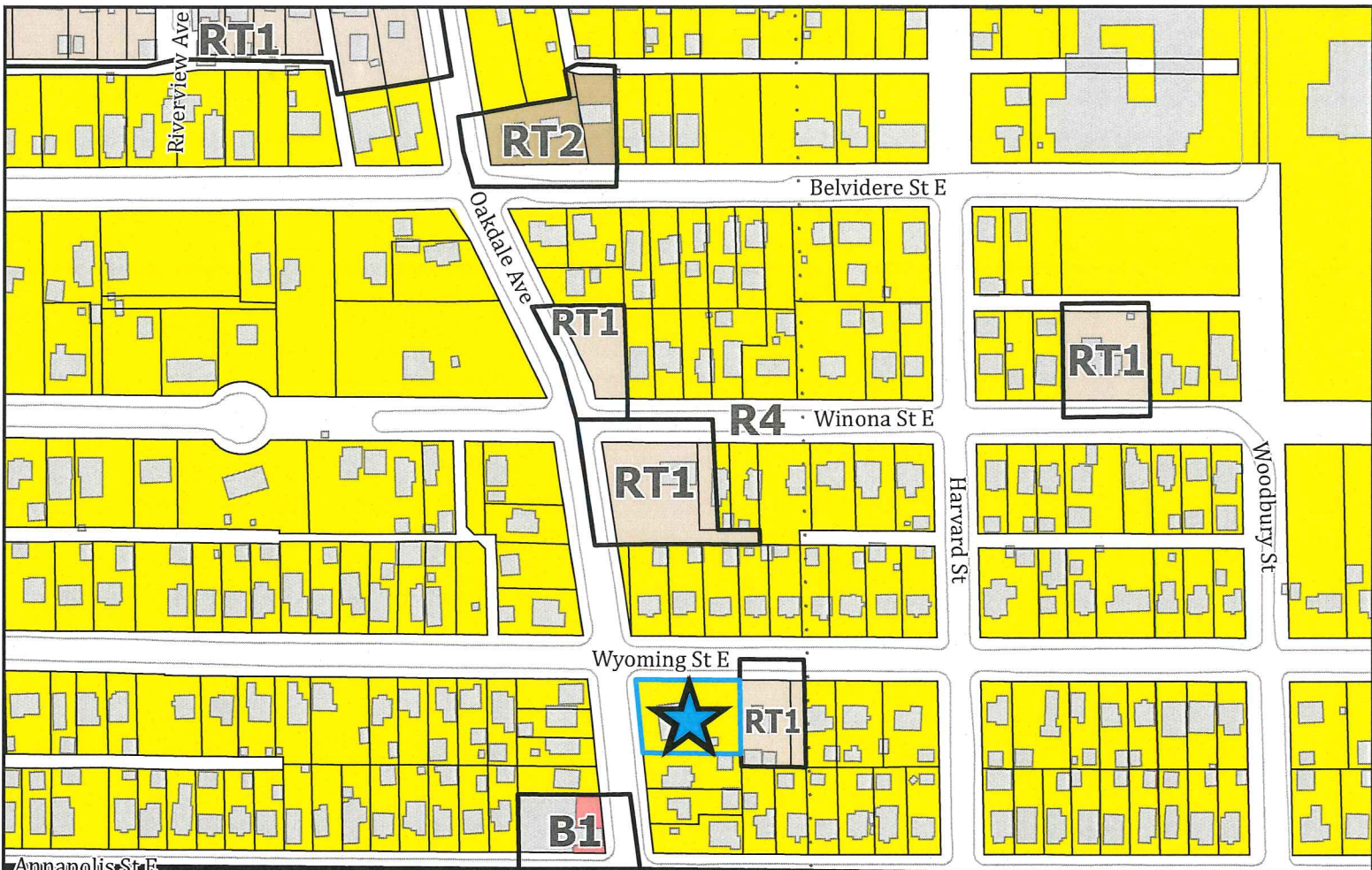
ZONING PANEL: 22

*Saint Paul Department of Planning and Economic Development and Ramsey County*

**Aerial**

 Subject Parcels











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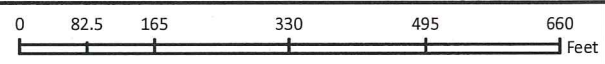
APPLICATION TYPE: Rezoning

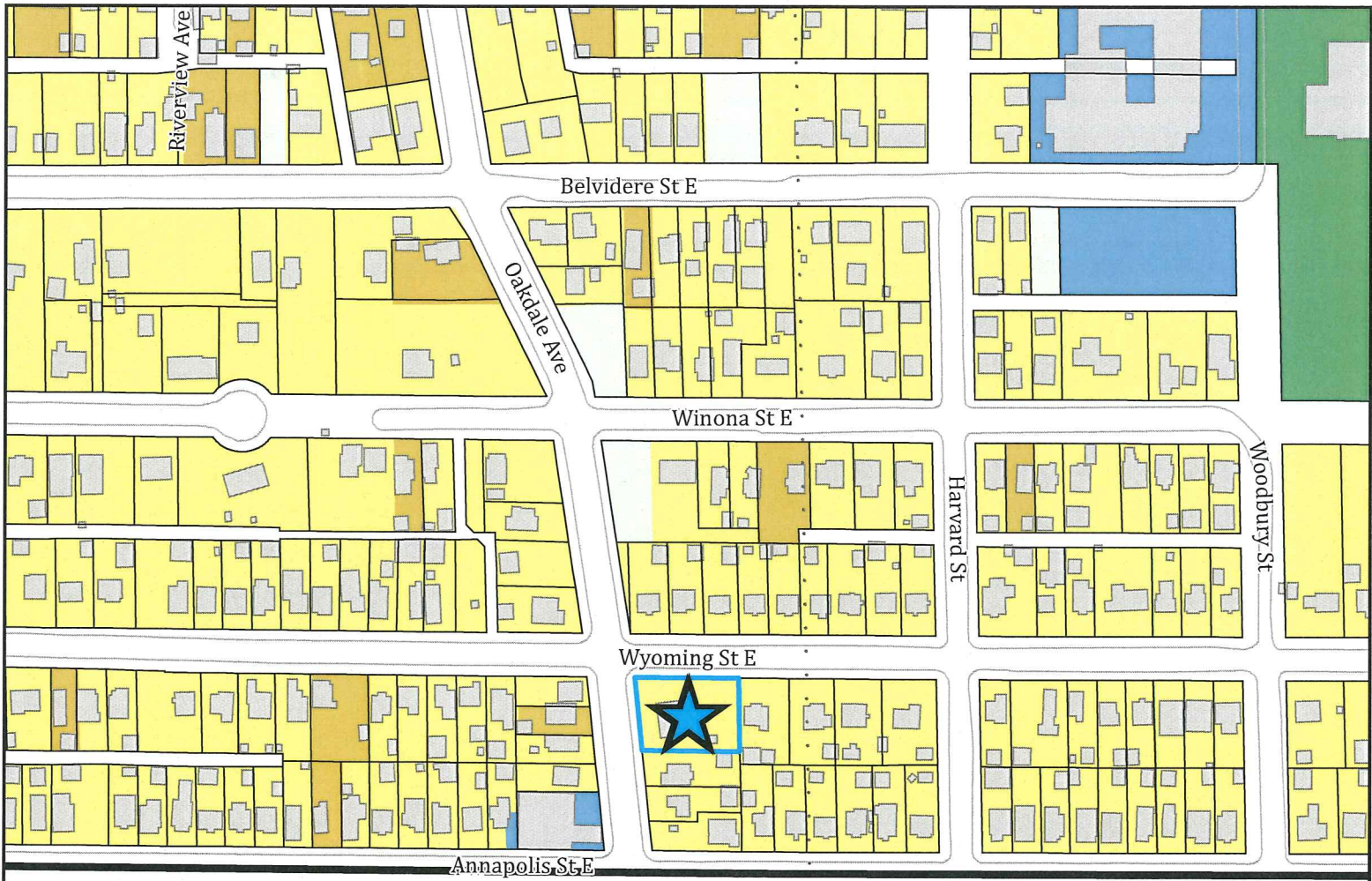
FILE #: 17-065121      DATE: 7/31/2017

PLANNING DISTRICT: 3

ZONING PANEL: 22

- Zoning**
-  Subject Parcels
  -  Section Lines
  -  R4 One-Family
  -  RT1 Two-Family
  -  RT2 Townhouse
  -  B1 Local Business





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FILE #: 17-065121      DATE: 7/31/2017

PLANNING DISTRICT: 3

ZONING PANEL: 22

**Land Use**

- Single Family Detached
- Single Family Attached
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines

