

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** O'Reilly Automotive Stores Inc
  2. **APPLICANT:** O'Reilly Automotive Stores Inc **HEARING DATE:** October 24, 2013
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 1653, 1655, and 1659 Huron St, between Larpenteur and Idaho Ave W
  5. **PIN & LEGAL DESCRIPTION:** 222923120002; Chelsea Heights Lot 4 Blk 3
  6. **PLANNING DISTRICT:** 10 **EXISTING ZONING:** VP
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** October 17, 2013 **BY:** Jamie Radel
  9. **DATE RECEIVED:** September 25, 2013 **60-DAY DEADLINE FOR ACTION:** November 24, 2013
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- A. **PURPOSE:** Rezone from VP Vehicular Parking to B2 Community Business District.
- B. **PARCEL SIZE:** 15,600 sq. ft.
- C. **EXISTING LAND USE:** Undeveloped (parking lot)
- D. **SURROUNDING LAND USE:**
  - North: Retail and other commercial (the former Patrick's Lounge)
  - East (across Huron Street): Multifamily to the east
  - South: Single-family detached
  - West: Multifamily, single-family attached, and single-family detached
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The subject properties, currently zoned VP Vehicular Parking, were used for parking for the former Patrick's Lounge from 1973 until the establishment closed in 2012. The applicant purchased the properties with the intention of developing a new auto parts retail location on this site.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The applicant presented the proposed development to the District 10 Land Use Committee in August. District 10 has provided a letter supporting the redevelopment and rezoning of this property. This letter includes recommended conditions for the physical development of this site. As the recommended conditions are outside of the prevue of this rezoning process, the October 1, 2013 letter has been forwarded to the Department of Safety and Inspections to take into consideration during their review of the applicant's site plan.
- H. **FINDINGS:**
  1. The applicant has requested that the zoning on 1653, 1655, and 1659 Huron Street be changed from VP Vehicular Parking to B2 Community Business. The applicant owns the parcel to the north, which is zoned B2 Community, and would like to redevelop the three subject lots consistent with the B2 district. The subject parcels have been part of a commercial use for at least 40 years and, to allow for more flexibility in site design.
  2. The proposed zoning is consistent with the adjacent B2 zoning and the way this area has developed.

3. The proposed zoning is consistent with the Comprehensive Plan future land use designation of Existing Neighborhood. Policy LU-1.7 states: "Permit neighborhood serving businesses compatible with the character of the Established Neighborhoods [future land use category]." Discussion of this policy says: "the use should occur at the intersection of two streets, either arterials or collectors, located on a transit route where commercial development currently exists." The subject parcels are part of an existing B2 commercial district at the intersection of Larpenteur and Hamline Avenues. Larpenteur is an arterial with a bus route, and Hamline is a collector.
  4. The proposed zoning is compatible with existing uses along Larpenteur Avenue, including a multi-family residential complex to the east and a small drive-up restaurant to the west. This property has been in commercial use for at least 40 years and this rezoning makes it no less compatible with the adjacent single-family attached and single-family detached homes to the south. District Council 10 has requested four conditions to mitigate any negative impacts to the neighborhoods. This has been forwarded to the Department of Safety and Inspections to review as part their site plan review process.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends the rezoning of 1653, 1655, and 1689 Huron St. from the VP Vehicular Parking district to the B2 Community Business district.



**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

RECEIVED

SEP 25 2013

Per PD=10

Zoning Office Use Only  
 File #: 13-236068  
 Fee: 1200.00  
 Tentative Hearing Date:  
 10-24-13

**APPLICANT**

Property Owner O'Reilly Automotive Stores, Inc. 222923120002  
✓ 0003  
0004  
 Address 233 S. Patterson  
 City Springfield St. MO Zip 65802 Daytime Phone 417-862-3333  
 Name of Owner (if different) \_\_\_\_\_  
 Contact Person (if different) Liz Dugger Phone 417-520-4582

**PROPERTY LOCATION**

Address/Location 1318 Larpenteur Ave  
 Legal Description Please see attached Exhibit "A"  
 \_\_\_\_\_ Current Zoning VP  
 (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 462.357(5) of Minnesota Statutes,  
O'Reilly Automotive Stores, Inc.

, owner of land proposed for rezoning, hereby petitions you to  
 rezone the above described property from a VP zoning district to a B2 zoning  
 district, for the purpose of:

construction of an O'Reilly Auto Parts store. A majority of the property is zoned B2, with only a  
 small portion being zoned VP. This VP designation was created by a Special Use Permit recorded  
 in June of 1972. That use has since vacated the property; therefore, O'Reilly is requesting that  
 this portion be rezoned to B2.

(attach additional sheets if necessary)

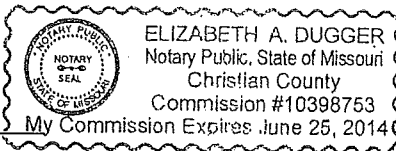
Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me

this 16<sup>th</sup> day

of July, 2013

[Signature]  
 Notary Public



By: [Signature]  
 Bee owner of property

Title: Scott Kraus, VP of Real Estate

**CONTRACTOR:**  
 C. J. O'NEILL & SONS, INC.  
 1000 W. 10TH ST.  
 MILWAUKEE, WIS. 53233  
 PHONE: 441-1100  
 TELETYPE: 441-1100  
 CONTRACT: BRIAN J. O'NEILL  
 PROJECT: O'NEILL AUTO PARTS

**CONSULTANT:**  
 ANDERSON ENGINEERING, INC.  
 1000 W. 10TH ST.  
 MILWAUKEE, WIS. 53233  
 PHONE: 441-1100  
 TELETYPE: 441-1100  
 CONTRACT: BRIAN J. O'NEILL  
 PROJECT: O'NEILL AUTO PARTS

**DATE:** 11/15/77

**SCALE:**

**PROJECT:**  
 O'NEILL AUTO PARTS  
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 MILWAUKEE, WIS. 53233

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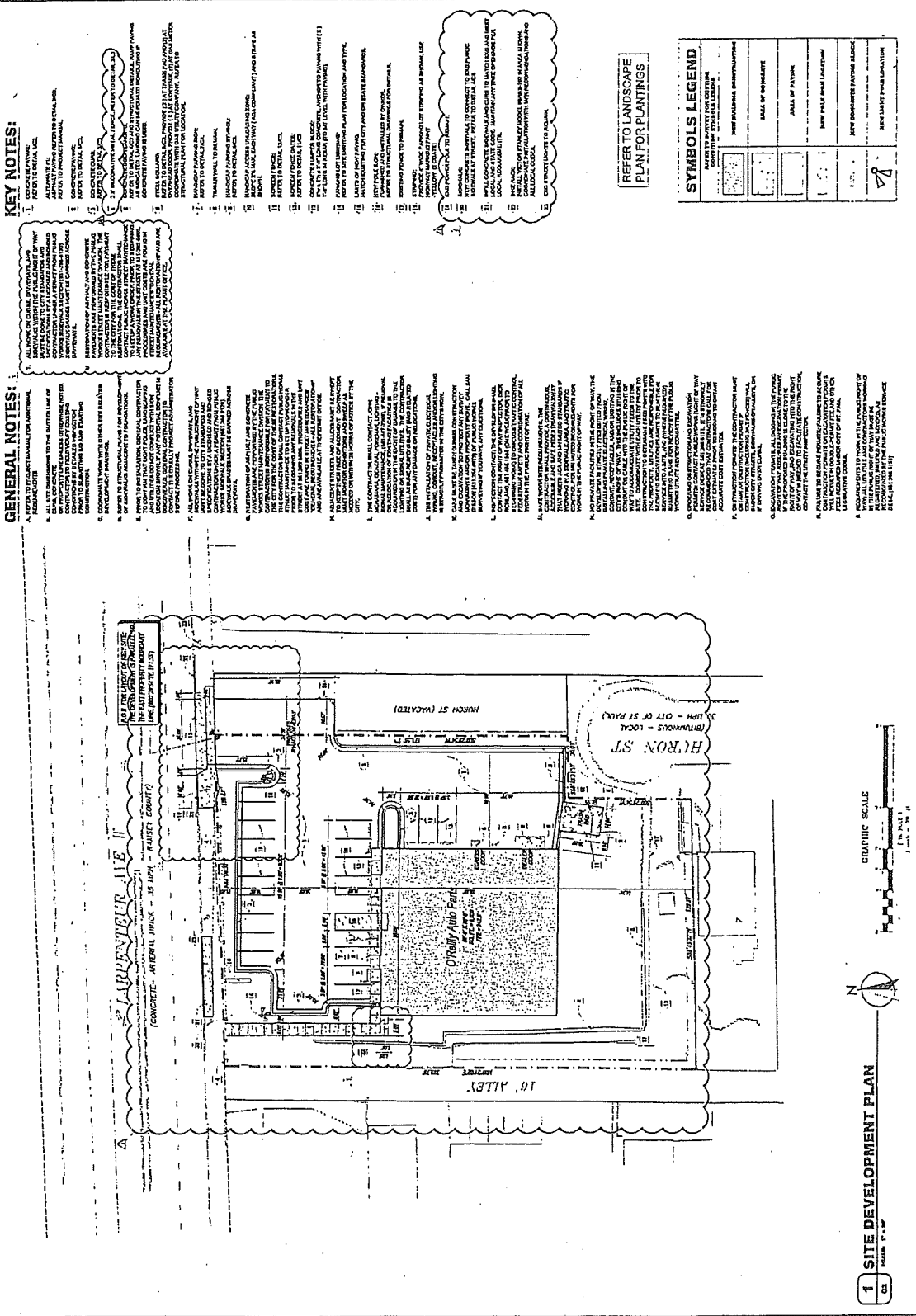
**SCALE:**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/15/77	ISSUED FOR PERMITS
2	11/15/77	ISSUED FOR PERMITS
3	11/15/77	ISSUED FOR PERMITS

**DATE:** 11/15/77

**SCALE:**



**KEY NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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**GENERAL NOTES:**

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**REFER TO LANDSCAPE PLAN FOR PLANTINGS**

**SYMBOLS LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	NEW PAVED DRIVEWAY
[Symbol]	NEW PAVED SIDEWALK
[Symbol]	NEW PAVED DRIVEWAY
[Symbol]	NEW PAVED SIDEWALK
[Symbol]	NEW PAVED DRIVEWAY
[Symbol]	NEW PAVED SIDEWALK

**1 SITE DEVELOPMENT PLAN**

SCALE: 1" = 10'

DATE: 11/15/77



**DATE:** 11/15/77

**SCALE:**



October 1, 2013

Department of Planning & Economic Development & Board of Zoning Appeals  
Room 330, City Hall, 15 Kellogg Boulevard  
Saint Paul, Minnesota

Ladies & Gentlemen,

The District 10 Land Use Committee met with O'Reilly Auto Parts Architect/Representative Brian Neihaus at our August Land Use meeting. Brian showed us the blueprints for the proposed redevelopment and explained that a portion of the current parking lot will need to be rezoned in order to put a building on that section of land. District 10 supports the redevelopment of this property and the rezoning of the land with these conditions:

1. The current fence is replaced with the same style & color as the fence the city installed at the end of Huron Street next to this property. The current fence is falling down and has outlived its useful life.
2. We would also like to see landscaping installed outside this fence that will absorb some of the sound coming from the property.
3. A public sidewalk is installed along Larpenteur Avenue.
4. Any exterior lighting will have shields installed that keep light from shining into residential properties.

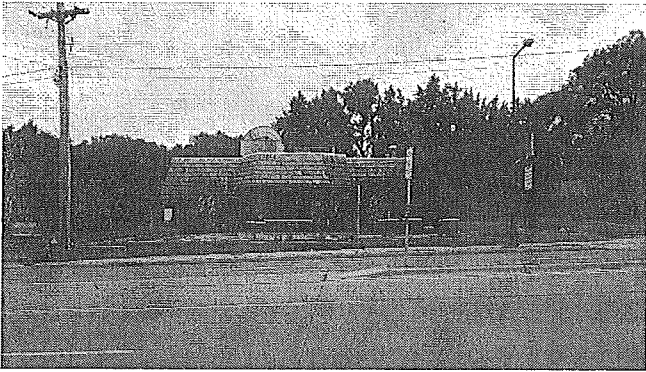
We support Mr. Niehaus' proposal to widen the Larpenteur Avenue curb cut to 30 feet from the current 24 feet called for by city code.

Sincerely,

Kim Moon  
Land Use Chair  
District 10 Como Community Council  
Historic Streetcar Station  
1224 Lexington Parkway North, Saint Paul, MN 55103  
(651) 644-3889  
[district10@district10comopark.org](mailto:district10@district10comopark.org)  
[www.district10comopark.org](http://www.district10comopark.org)

cc: Councilmembers Amy Brendmoen & Russ Stark

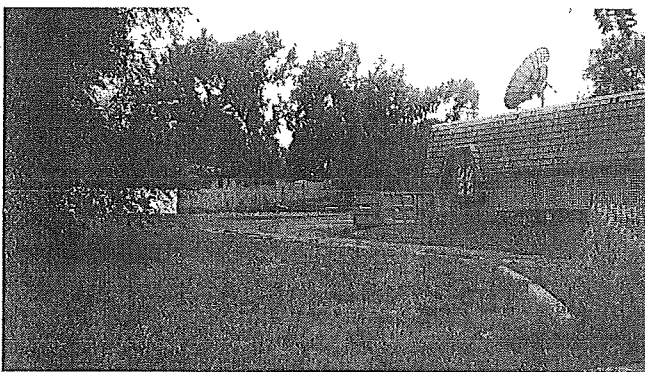
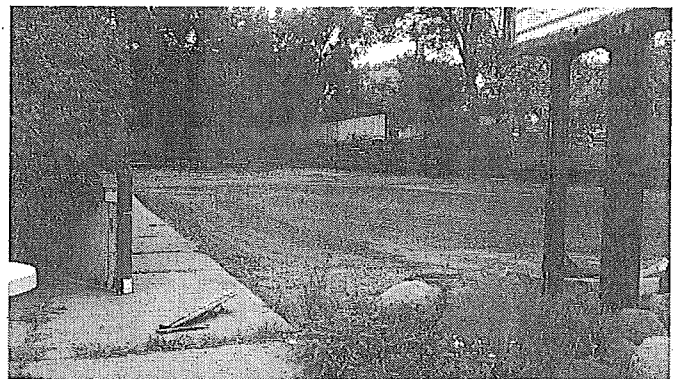
# Rezoning Request: 1653, 1655, and 1659 Huron Street



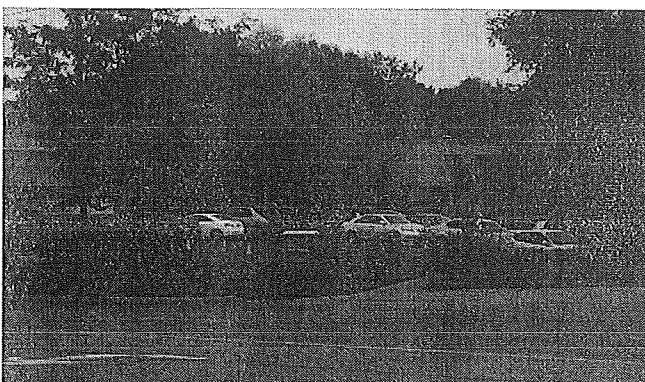
Overall site to be redeveloped



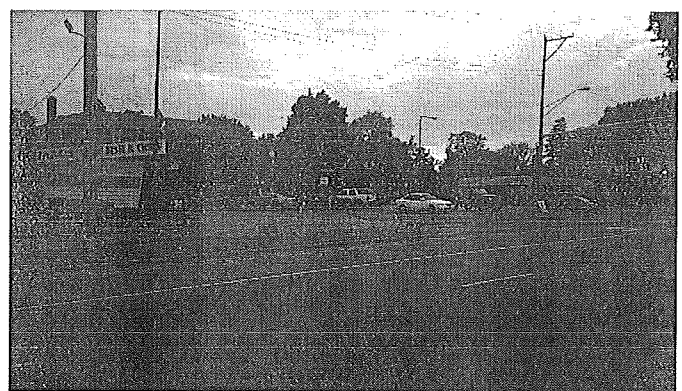
View of subject parcels (west side of site)



View of subject parcels (east side of site)

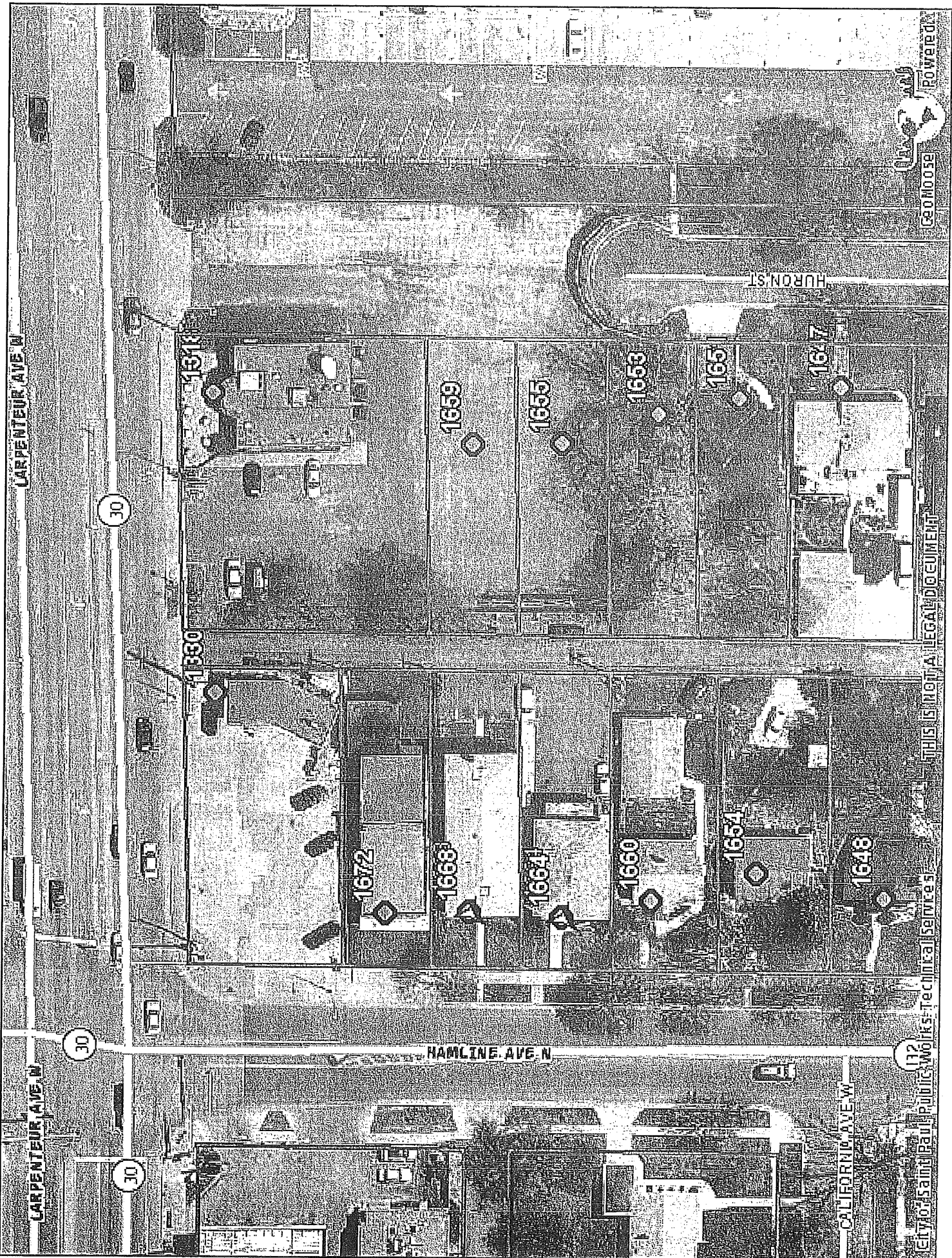


Adjacent multifamily use (east of subject properties)



Adjacent business use (west of subject properties)





CARPENTEUR AVE N

30

1671

1660

1659

1655

1653

1651

1647

1672

1668

1664

1660

1654

1648

HAMLIN AVE N

30

CALIFORNIA AVE W

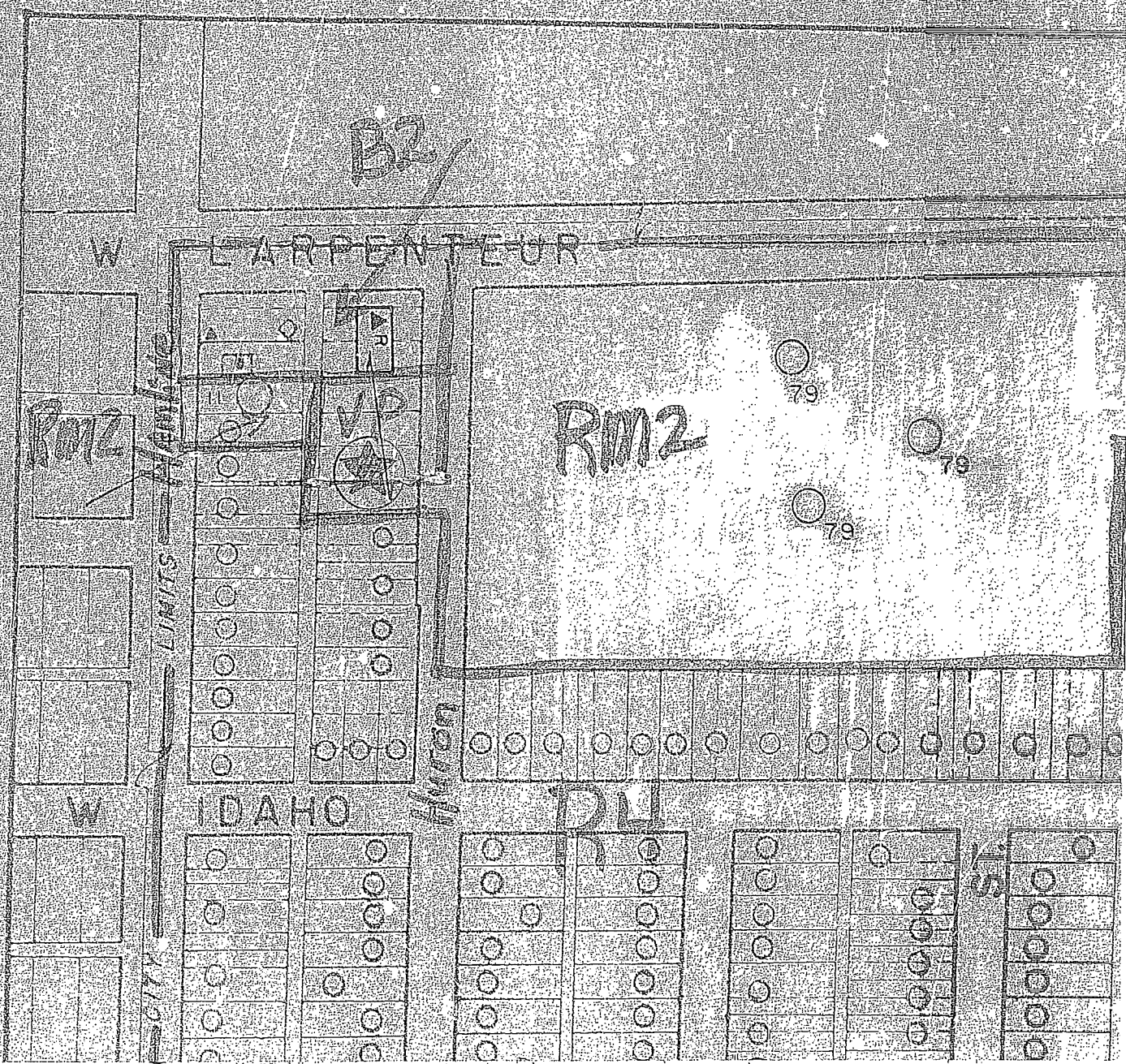
172

City of Saint Paul Public Works Technical Services

THIS IS NOT A LEGAL DOCUMENT

GeoM0059

Power



APPLICANT O'Reilly Automotive  
 PURPOSE Rez V.P. → B2  
 FILE # 13-236068 DATE 9-26-13  
 PLNG. DIST. 10 Land Use Map # 3  
 SCALE 1" = 400' Zoning Map # 2

**LEGEND**  
 zoning district boundary  
 subject property  
 one family  
 two family  
 multiple family  
 commercial  
 industrial  
 vacant

north