

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** HRA (952 Farrington) **FILE #:** 16-020-352
 2. **APPLICANT:** St. Paul Housing & Redevelopment Authority **HEARING DATE:** April 7, 2016
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 952 Farrington St, between Front and Stinson
 5. **PIN & LEGAL DESCRIPTION:** 252923420016; Matz Subdivision of Lot 11 wi Lots 3 and 4 Blk 1
 6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** March 31, 2016 **BY:** Jamie Radel
 9. **DATE RECEIVED:** March 22, 2016 **60-DAY DEADLINE FOR ACTION:** May 21, 2016
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- A. **PURPOSE:** Rezone from B2 community business to T2 traditional neighborhood
- B. **PARCEL SIZE:** 4,791 sq. ft.; (50 ft. x 95.8 ft); no alley
- C. **EXISTING LAND USE:** The subject property is currently vacant.
- D. **SURROUNDING LAND USE:**
 - North: Single-family residential in a commercial building (B2)
 - South: Single-family residential (RT1)
 - East: Single-family residential, retail, and other commercial (B2)
 - West: Office (B2)
- 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 property has been zoned B2 community business since 1975. There was a single-family structure on this property, which was demolished in 2002.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 6 provided a letter and does not object to the rezoning of this property.
- H. **FINDINGS:**
 1. The Saint Paul Housing and Redevelopment Authority is seeking to rezone this property from B2 community business to T2 traditional neighborhood to allow the development of a single-family house on this site.
 2. The proposed zoning is consistent with the way this area has developed. This area has developed as a mixed-use commercial node over time. Rezoning the subject property to T2 traditional neighborhood allows for mixed commercial-residential development that is more consistent with the historic development pattern than the B2 community business district. Between 1922 and 1975, along with all property along Front, this site was zoned "commercial," which allowed a mix of residential and commercial uses.
 3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Plan designates this area as an established neighborhood, which it describes as predominately residential with neighborhood-serving commercial at the intersection of arterials and collectors.

4. The proposed zoning is compatible with a mix of residential, commercial, and office uses. The existing land-use pattern at the intersection of Front and Farrington is mixed commercial and residential. Rezoning this parcel to T2 traditional neighborhood reinforces that established pattern by allowing a wide-range of residential and commercial uses.
 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.”* The application of the T2 traditional neighborhood district here is not spot zoning. This district allows most B2 uses, but also allows a wider range of residential uses that are not allowed in B2, including the proposed one-family house. As such, the T2 district is consistent with the zoning applied to the surrounding properties and provides for an appropriate transition between the more commercial node and the residential neighborhood.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 952 Farrington Street from the B2 community business district to the T2 traditional neighborhood district.

PETITION TO AMEND THE ZONING CODE



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 #: 16-020352
Fee: 1200⁰⁰

APPLICANT

Property Owner St. Paul Housing & Redevelopment Authority (HRA)
Contact: Urban Homeworks (developer); Pam Bookhout
Address 2015 Emerson Ave N
City Minneapolis State MN Zip 55411 Daytime Phone 651-214-6368

PROPERTY LOCATION

Address/Location 952 Farrington Street
Legal Description Lots 3 and 4, Block 1, Matz Subdivision of Lot 11, Wilkin and Heyward's Outlots to St. Paul

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, St Paul HRA, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B-2 zoning district to a T-2 zoning district, for the purpose of:

Construction of a single family home per the City of St. Paul's Inspiring Communities program. The site was awarded to Urban Homeworks, Inc. through the 2015 Inspiring Communities RFP.

(Attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

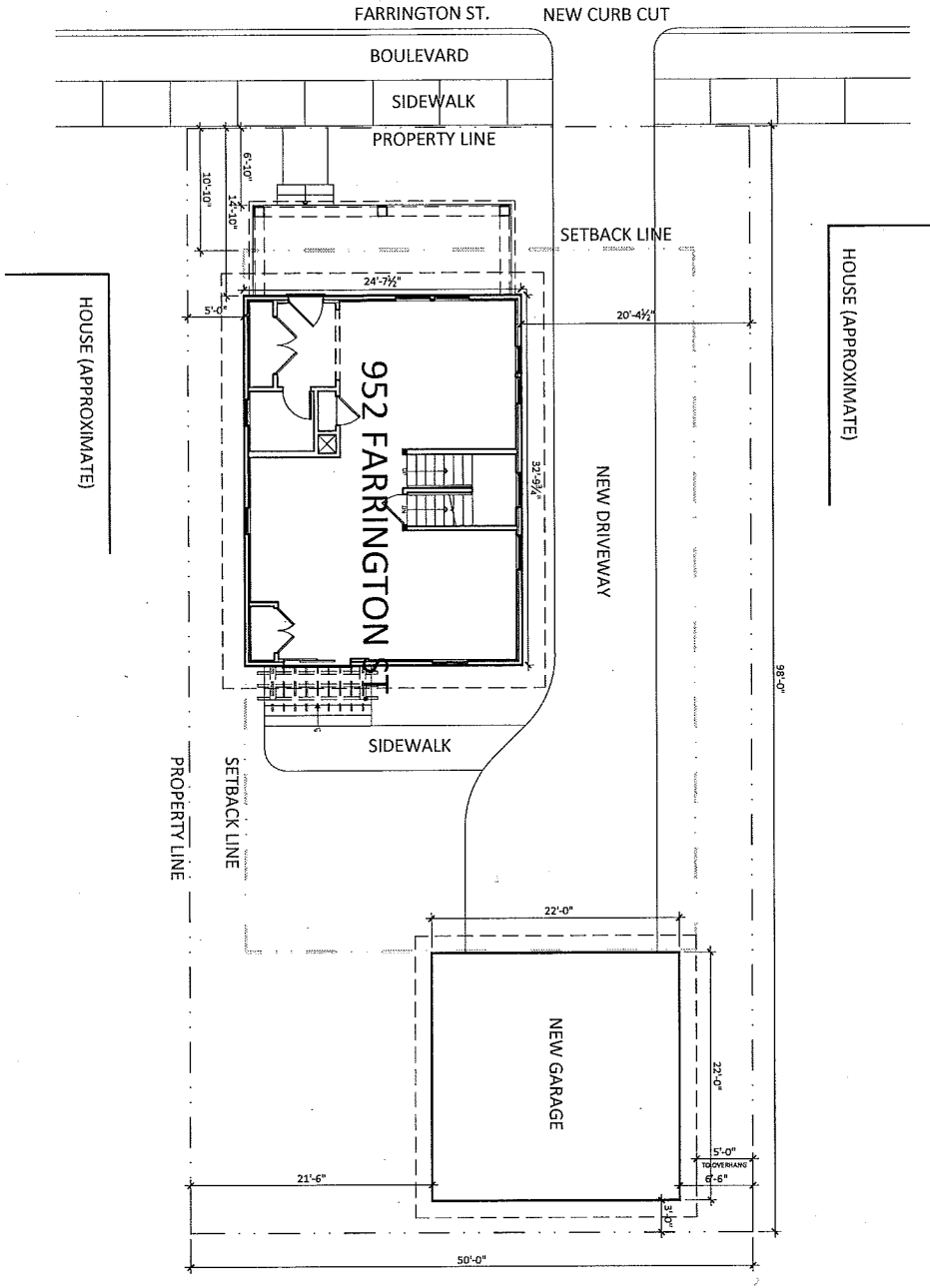
Subscribed and sworn to before me

Date March 22 2016

[Signature]
Notary Public

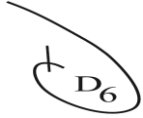
By: [Signature]
Fee owner of property





1
 L1.3 SCALE: 3/16" = 1'-0"
 Site Plan for 952 Farrington St.

MONOPATH CEDAR 2.0 ST. PAUL, MN		©2015 CAMPBELL SCHEIBER INDUSTRIES, LLC THIS DRAWING IS THE PROPERTY OF CAMPBELL SCHEIBER INDUSTRIES, LLC AND CONSTRUCTION TECHNOLOGY IS A TRADE SECRET. ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT FROM CAMPBELL SCHEIBER INDUSTRIES, LLC.
DATE: 9/18/2015 DESIGN DRAWINGS	MONOPATH 2704 Pillsbury Ave Minneapolis, Minnesota 55408 P: 612.421.1881	
Sheet Title: Site Plan		
Sheet Number: L1.3		



District 6 Planning Council
Representing Saint Paul's North End

171 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6ed@dist6pc.org

March 29, 2016

Zoning Committee of the Planning Commission
15 West Kellogg BLVD
Saint Paul, MN 55102

District 6 Planning Council's Land Use Task Force met on Tuesday March 22, 2016 and discussed the application to rezone 952 Farrington, owned by the Housing and Redevelopment Authority from B2 Community Business to T2 Traditional Neighborhood classification.

Urban Frameworks through the City's Inspiring Communities program plans to construct a single family home on the site. District 6 Planning Councils has no objection to the rezone and we look forward working with Urban Frameworks regarding future site plans and the development.

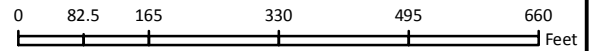
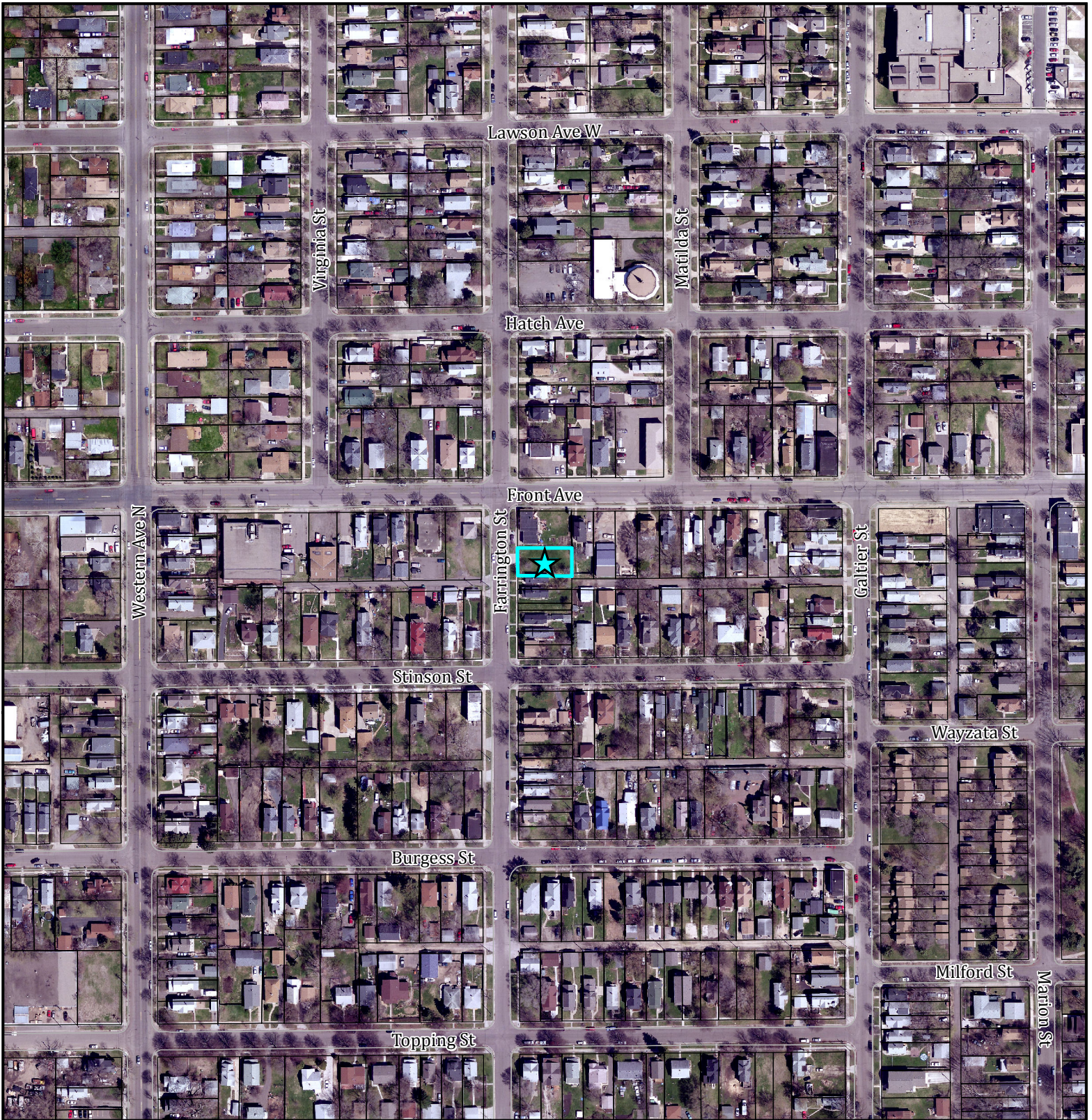
Thank-you for your consideration of our opinion and if you have questions, please contact the office.

Regards,

Jeff Martens

Jeff Martens
Land Use Chair


Cc: Ward 1



FILE NAME: HRA (952 Farrington)

Aerial

APPLICATION TYPE: Rezone

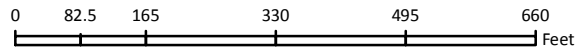
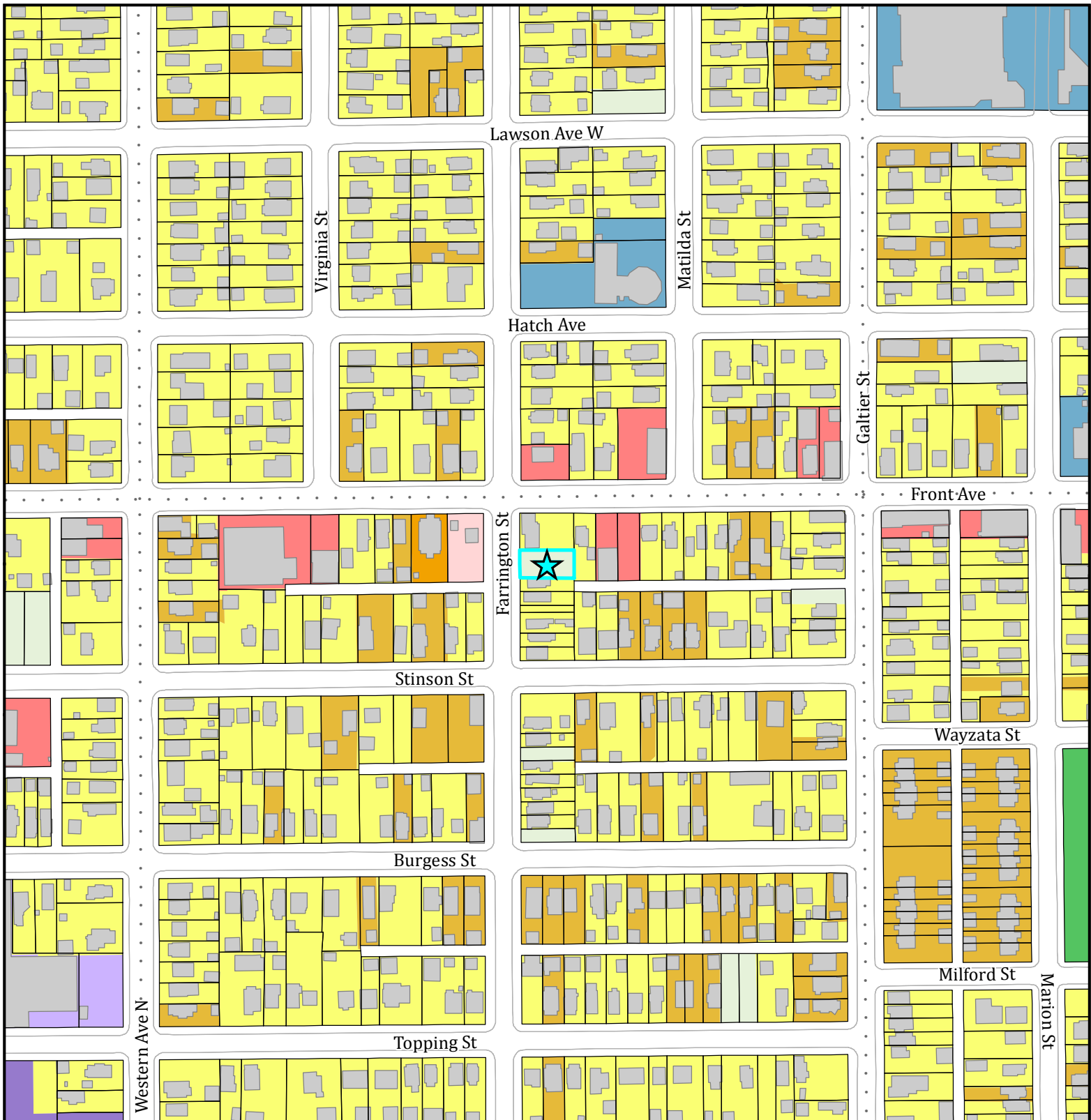
 Subject Parcels

FILE #: 16-020352 DATE: 3/22/2016

PLANNING DISTRICT: 6

ZONING PANEL: 9

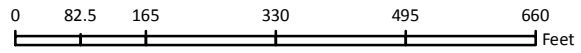
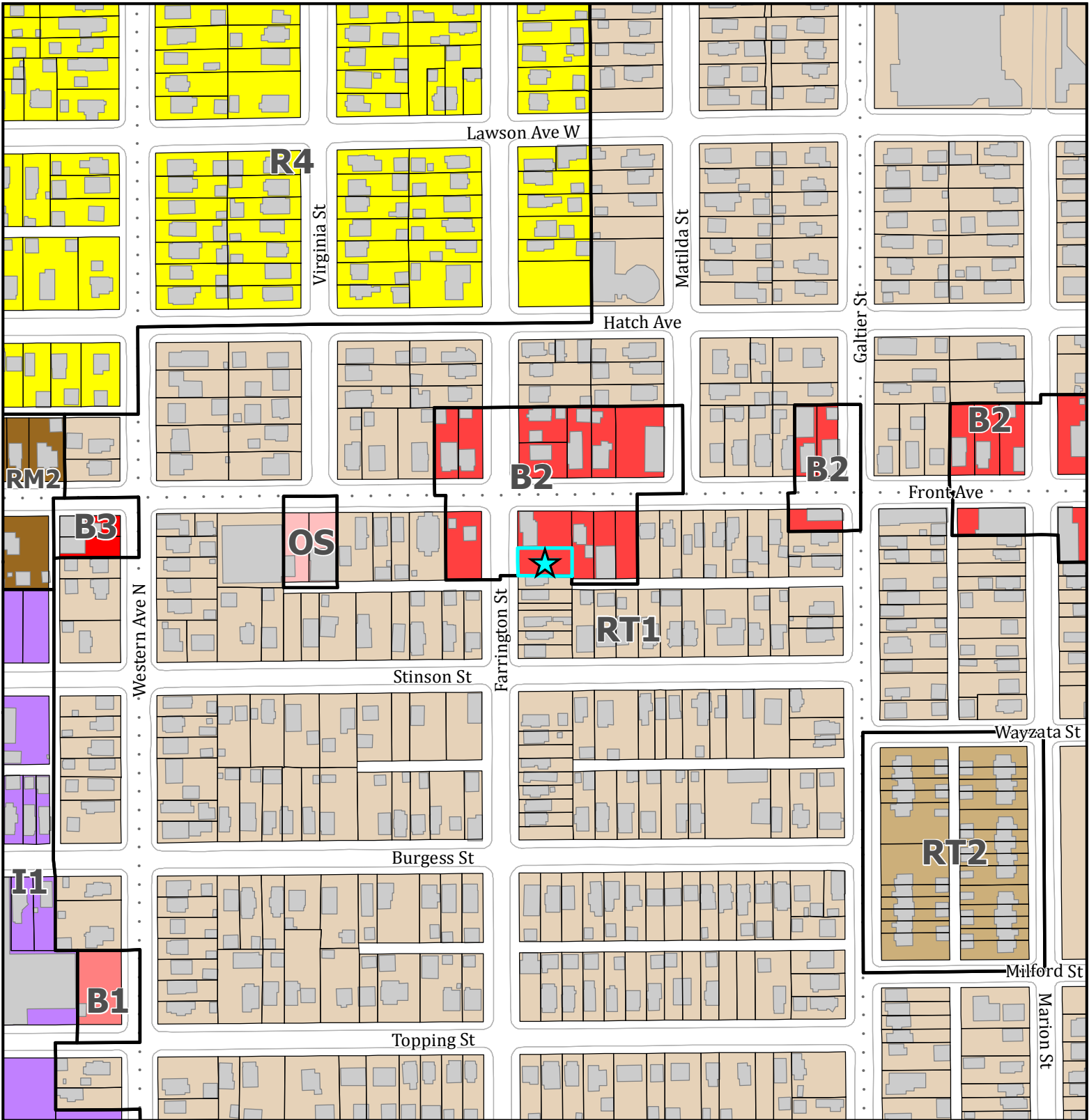




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- Land Use**
- Single Family Detached
 - Single Family Attached
 - Multifamily
 - Office
 - Retail and Other Commercial
 - Mixed Use Industrial
 - Institutional
 - Park, Recreational or Preserve
 - Undeveloped
 - Subject Parcels
 - Section Lines





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APPLICATION TYPE: Rezoning

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PLANNING DISTRICT: 6

ZONING PANEL: 9

Zoning

- Subject Parcels
- Section Lines
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- OS Office-Service
- B1 Local Business
- B2 Community Business
- B3 General Business
- I1 Light Industrial

