

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Schurmeier Lofts LLC **FILE #** 16-085-721
 2. **APPLICANT:** Schurmeier Lofts LLC **HEARING DATE:** October 20, 2016
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 328 9th St E Unit 101, SW corner at Pine
 5. **PIN & LEGAL DESCRIPTION:** 312922410183, Cic No 366 The Schurmeier Loft Unit No.101328
 6. **PLANNING DISTRICT:** 4 **PRESENT ZONING:** I1
 7. **ZONING CODE REFERENCE:** §65.--- ; §61.501
 8. **STAFF REPORT DATE:** ----- **BY:** Jake Reilly
 9. **DATE RECEIVED:** October 4, 2016 **60-DAY DEADLINE FOR ACTION:** December 3, 2016
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- A. **PURPOSE:** Rezone from I1 industrial to B5 central business-service district
- B. **PARCEL SIZE:** 32232
- C. **EXISTING LAND USE:**
- D. **SURROUNDING LAND USE:**
North: _____
East: _____
South: _____
West: _____
- E. **ZONING CODE CITATION:** §65.----- ; §61.501 lists general conditions that must be met by all conditional uses
- F. **HISTORY/DISCUSSION:**
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 4 Council
- H. **FINDINGS:**
 - 1.------(renumber findings as needed and delete this sentence)
 - 2.
 3. §61.501 lists five standards that all conditional uses must satisfy:
 - a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is not met. -----*
 - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is not met. -----*
 - c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is not met. -----*
 - d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is not met. -----*
 - e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is not met. -----*

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends of the Rezone from I1 industrial to B5 central business-service district subject to the following additional condition(s):
 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. The hours of operation of the drive-through service shall be
- Rezone from I1 industrial to B5 central business-service district

