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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

File 12-222925

fee

Tent Heavy

APPLICANT

Property Owner CITY of Saint Paul, (DEPT. of Parks + Recreation)
 BY: REPRESENTATIVE: MOSAIC ON A STICK, a Minnesota LLC
 Address 599 SNELLING AVE. NORTH
 City ST. PAUL St. MN Zip 55104 Daytime Phone 651-246-7218
 Contact Person (if different) LORI GREENE Phone SAME AS ABOVE

PROPERTY LOCATION

Address / Location 1564 Lafond AVE, ST. Paul, MN 55104
 Legal Description Hamline Syndicate Addition No. 2 to Saint Paul, Ramsey County, MN + ALLEY ~~AND~~ BLOCK 4.
 Current Zoning R-4
 (attach additional sheet if necessary)
TAX PARCEL ID #: 34-29-23-22-0204 (One Family non-Residential Zoning District)

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, the City of Saint Paul, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a R-4 zoning district to a TN 2 zoning district, for the purpose of: Mosaic on a Stick, LLC to lease the Building for mosaic classroom space, studio space, gallery shows, and operation of a small retail store for mosaic materials and supplies; with options to open the space for use to community groups and events.

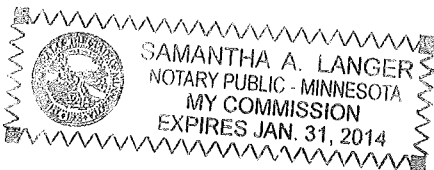
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me this Friday 7 day of December, 20 12.

Samantha Langer
Notary Public

City of Saint Paul
By: [Signature]
Fee Owner of Property
Title: DIRECTOR
PARKS & RECREATION

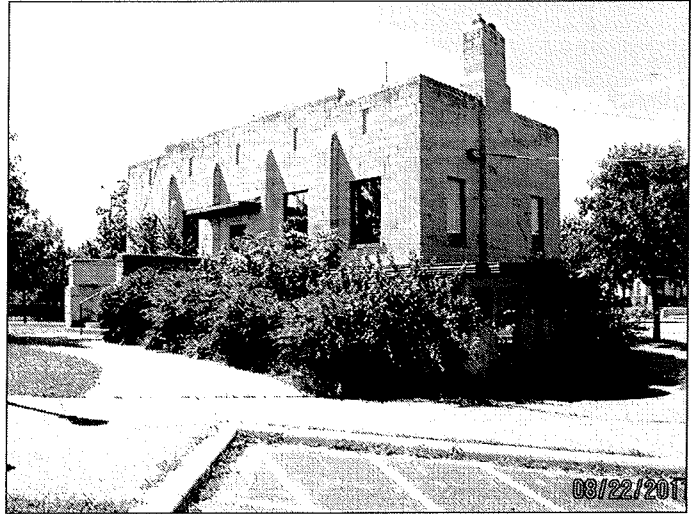
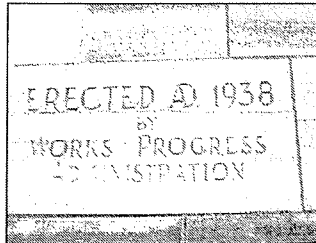




For Lease

Hamline Park Building
1564 Lafond Avenue
Saint Paul, MN 55104

Hamline Park Building



The Most Livable
City in America

Saint Paul Parks and Recreation

LISTED BY: CITY OF SAINT PAUL
DEPARTMENT OF PARKS AND RECREATION



The Most Livable
City in America

CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

Dear Property Owner:

The City of Saint Paul Department of Parks and Recreation Department is pleased to have the opportunity to have Lori Greene move her business, Mosaic on a Stick, into our Park building on the corner of Snelling and Lafond Avenues. The City of Saint Paul Department of Parks and Recreation will retain ownership of the building, and will continue to own, maintain, and provide access to the adjoining parkland, however, Mosaic on a Stick will move into the building and continue to offer the classes and retail mosaic supplies currently offered in its 595 North Snelling Avenue location.

In order for that move to be made, a change in the City zoning code from its present R1 to TN1 will be necessary. As a property owner within close proximity of the building, your approval is required before the City Council would be able to approve the change.

The Department of Parks and Recreation is in full support of this move. We believe that this will have a positive impact to your property. Last year we had to consider taking this building down, now with Mosaic on a Stick, we have a long term tenant that will care for the building. Parking for Mosaic on a Stick's customers and students will be available in the lot adjacent to the building and the parkland and many of the people who patronize Mosaic on a Stick live in the neighborhood and walk or take public transportation to the store.

The store's current hours are Tuesday through Saturday from 10:00 a.m. to 4:00 p.m. with evening small classes and an occasional opening on a Saturday evening concluding between 8:30 and 9:00 p.m.

We believe this move will bring positive traffic business to our building and the surrounding area and support it fully.

Sincerely,

Michael Hähm, CPRP

Director

Saint Paul Parks and Recreation

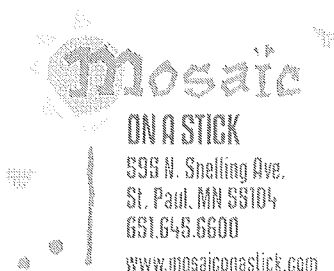


CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award



Dear (Property Owner)

My name is Lori Greene. I own Mosaic on a Stick which has been located at 595 North Snelling Avenue (near the corner of Snelling & Thomas Avenues) for the last eight years.

I am excited to have the opportunity to move my business to the Parks & Recreation building at the corner of Snelling & Lafond Avenues this fall. The City of St. Paul will retain ownership of the building, and will continue to own, maintain and provide access to the adjoining parkland, but I will move my business into the building, offering both classes and retail mosaic supplies as I do now.

Making that move, however, necessitates a change in the city zoning code from its present _____ to _____. In order to ask the City Council to approve the change, I must get your approval since you own property within _____ feet of the building.

I sincerely doubt that there will be any negative impact on your property or its use by this change. There will be parking available to my customers and students in the lot adjacent to the building and the parkland. My shop is open from approximately 10 a.m. to 4 p.m. Tuesday through Saturday. Many of the people who patronize Mosaic On A Stick live in the neighborhood and walk or take public transportation to the store.

On several evenings a week there are classes with an attendance between five and twelve students. Periodically, when we have a display of artwork, there is an opening reception on a Saturday evening. This happens approximately four to six times a year. Those events generally end by 8:30 or 9:00.

If you would complete the attached approval form and return it to me in the stamped envelope, I would appreciate it. Please feel free to call me if you have questions or to stop at The Stick to discuss any concerns you may have.

Sincerely,

Lori Greene

A handwritten signature in cursive script that reads 'Lori M.' followed by a long horizontal line.

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 12-7-12

DATE PETITION RESUBMITTED: 12-26-12

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 1-7-13

PARCELS ELIGIBLE: 17

PARCELS ELIGIBLE: 17

PARCELS REQUIRED: 12

PARCELS REQUIRED: 12

PARCELS SIGNED: 10

PARCELS SIGNED: 12

CHECKED BY: Paul Dubrouie C

DATE: 12-26-12

ZONING FILE 12-222-925

CITY OF SAINT PAUL

Department of Planning and Economic Development – Zoning Section
 1400 City Hall Annex, 25 Fourth Street W., Saint Paul, MN 55102
 651.266.6589

CONSENT OF ADJOINING PROPERTY OWNERS FOR A **REZONING**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of City of Saint Paul (Dept of Parks + Rec) submitted by representative (name of petitioner) Mosaic on a Stick, a MN LLC to rezone the property located at 1564 Lafond Ave, St. Paul, MN 55104 from a R-4 zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.313, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of City of Saint Paul to a TN2 zoning district.
 (name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1395 Lafond	Karen Salter	Karen Salter	9/14/12
1395 Lafond	Chris Salter	Chris Salter	9/14/12
628 Asbury St.	Linda Carlson	Linda Carlson	9/14/12
628 Asbury St.	James E. Carlson	James E. Carlson	9/14/12
624 Asbury St.	Maria Hansen	Maria Hansen	9-14-12
616 ASBURY	CRIC LITSEID	Craig Litseid	9-14-12
1606 Asbury St	Cathy Zenke	Cathy Zenke	9/14/12
1538 + 1566 Thomas	JENNIFER EV. LUTHERAN BY: Robert Benke	Robert Benke	9/14/12
1553 Lafond	Barb Hartnell ITB PASTOR	Barbara Hartnell	9/18/12
1553 Lafond	Cecil Hartnell	Cecil Hartnell	9-18-12
1551 Lafond ave	Erica Thomas	Erica Thomas	9/18/12

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Zoning Section. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

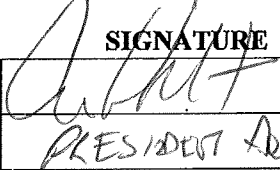
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 submitted by representative ^(name of petitioner) Mosaic on a Stick, a MN LLC
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2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of City of Saint Paul
 (name of petitioner) to a TN2 zoning district.

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1543 LAFOND AVE ST PAUL MN	AQUINAS PROPERTIES LLC	 PRESIDENT AQUINAS LLC	SEP 20 2012

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1. A copy of the petition of City of Saint Paul (Dept of Parks + Rec) (name of petitioner) **SUBMITTED BY** representative Mosaic on a Stick, a MN LLC to rezone the property located at ~~570 Asbury~~ 1564 Lafond Ave, St. Paul, from a RA zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN 2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of City of Saint Paul (name of petitioner) to a TN2 zoning district.

MN 55104

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
570 Asbury	JAMES & MARY COUNCILMAN	<i>James R. Councilman</i>	9/27/12
570 Asbury	MARY COUNCILMAN	<i>Mary St. Councilman</i>	12/13/12

RECEIVED
 DEC 26 2012

Per _____

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CITY OF SAINT PAUL

Department of Planning and Economic Development – Zoning Section
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 SUBMITTED BY representative Mosaic on a Stick, a MN LLC (name of petitioner)
 to rezone the property located at ~~570 Osborn~~ 1564 Lafond Ave, St. Paul,
 from a RA zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of
City of Saint Paul to a TN2 zoning district.
 (name of petitioner)

MN 55104

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
<u>570 Osborn</u>	<u>JAMES MARY COUNCILMAN</u>	<u>James R. Connors</u>	<u>9/27/12</u>

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CITY OF SAINT PAUL

Department of Planning and Economic Development – Zoning Section
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 651.266.6589

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1. A copy of the petition of City of Saint Paul (Dept of Parks + Rec)
(name of petitioner)
 submitted by representative Mosale On a Stick, a Mn LLC
 to rezone the property located at 1564 LaSond Ave, St. Paul, MN 55104
 from a R-4 zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of City of Saint Paul
(name of petitioner) to a TN2 zoning district.

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
604 Asbury St	June I Rustad (estate)	Michelle Bonin Personal Rep.	9-21-12

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CITY OF SAINT PAUL

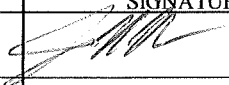
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1. A copy of the petition of City of Saint Paul (dept of Parks + Rec)
 Submitted by _____ (name of petitioner)
 to rezone the property located at Mosaic on a Stick LLC, 1564 Lafond Ave St. Paul
MN 55104
 from a R41 zoning district to a TN2 zoning district.

2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;
City of St. Paul
 (Name of petitioner) to a TN2 zoning district.

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
<u>624 ASBURY ST.</u>	<u>JASON HANSEN</u>		<u>12/18/12</u>

RECEIVED
DEC 26 2012

Per _____

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Lori Greene, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 1100 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

RECEIVED

DEC 26 2012

Per _____

Lori M 12-26-12

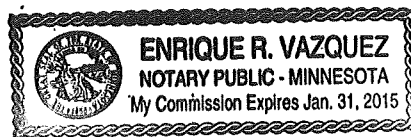
Lori M
NAME LORI GREENE - PRESIDENT
MOAIC ON A STICK, LLC

595 SNELLING AVE. No.
ADDRESS ST. PAUL, MN 55104

651-246-7218
TELEPHONE NUMBER

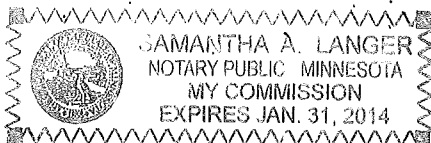
Subscribed and sworn to before me this

16 day of November, 2012



Enrique R. Vazquez
NOTARY PUBLIC

10/08



Samantha Langer
12-26-12

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, The City of Saint Paul, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

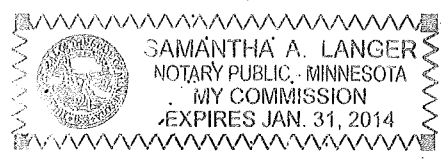
[Handwritten Signature]
NAME

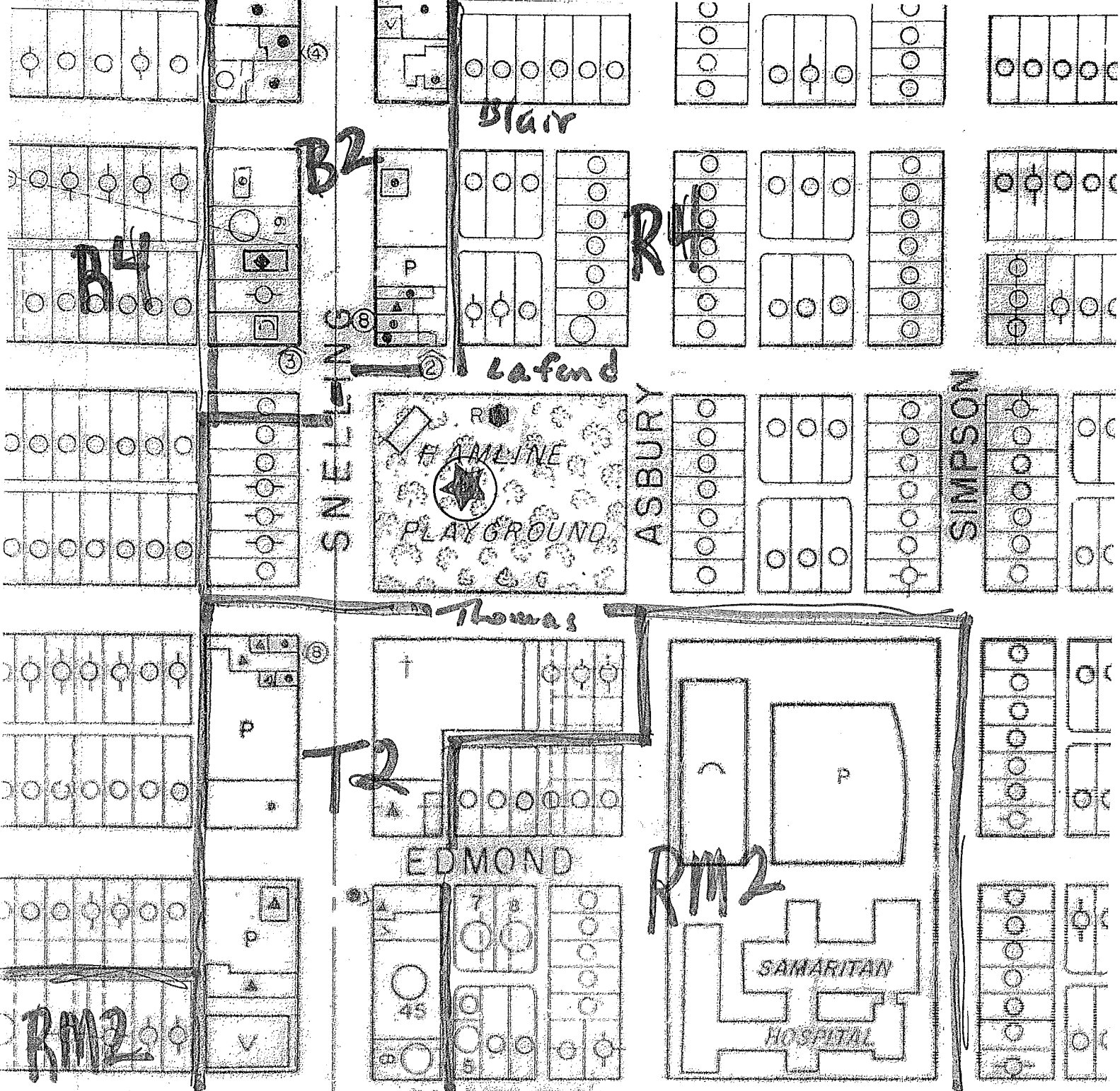
ADDRESS

651 260 6400
TELEPHONE NUMBER

Subscribed and sworn to before me this
7 day of December 2012.

[Handwritten Signature]
NOTARY PUBLIC





APPLICANT CITY OF ST PAUL - REAL ESTATE
 PURPOSE RE2 R4 → TN2
 FILE # 12-222925 DATE 12-26-12
 PLNG. DIST 11 Land Use Map # 10
 SCALE 1" = 400' Zoning Map # 8

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

