

ZONING COMMITTEE STAFF REPORT

FILE NAME: 847 Hudson Road NCU Reestablishment

FILE # 22-026-942

APPLICANT: Elite Auto Sales LLC

HEARING DATE: February 24, 2022

TYPE OF APPLICATION: Nonconforming Use Permit - Reestablishment

LOCATION: 847 Hudson Road, NE corner at Plum Street

PIN & LEGAL DESCRIPTION: 33-29-22-32-0156; Lot 1, Block 68, Subdivision of Block 68, Lyman Dayton's Addition by H.A. Boardman

PLANNING DISTRICT: 4

ZONING CODE REFERENCE: § 62.109(e); § 62.105

PRESENT ZONING: RT1

STAFF REPORT DATE: February 17, 2022

BY: Bill Dermody

DATE RECEIVED: February 2, 2022

60-DAY DEADLINE FOR ACTION: April 2, 2022

- A. **PURPOSE:** Reestablishment of nonconforming use for auto sales
- B. **PARCEL SIZE:** Triangular-shaped 120' (Plum) x 64' (Hudson), totaling approximately 4835 sq. ft.
- C. **EXISTING LAND USE:** Vacant (former auto repair service)
- D. **SURROUNDING LAND USE:** Single-family, duplex, and multi-family residential to the north, east, and west (RT1); I-94 to the south.
- E. **ZONING CODE CITATION:** § 62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use. § 62.105 provides a two-year period to obtain building permits or establish a use under the terms of a Planning Commission decision, potentially extended by up to one year by the Planning Administrator.
- F. **HISTORY/DISCUSSION:** The site was rezoned to Commercial in 1929 as part of a larger rezoning, rezoned to RM2 Medium-Density Low-Rise Multiple-Family Residential in 1975 as part of a citywide rezoning (which made its auto repair use legal nonconforming), and rezoned to RT1 in the 1980s. The site has historically contained an auto-related use. It is a contributing building in the Dayton's Bluff Historic District and was built in 1929 as a service station. It became a legal nonconforming use in the 1980s. It was an auto repair facility until 1999 when the business ceased operations. It has been on the Department of Safety and Inspections' vacant building list since at least 2001. The Planning Commission approved a reestablishment of nonconforming use permit for auto repair in 2014, which expired in 2016 without having been commenced and for which the Planning Administrator declined a request to extend the expiration date by one year because of nonconformance with the Gold Line Station Area Plans that were adopted as a Comprehensive Plan addendum in 2015. In 2017, the Planning Commission approved a reestablishment of nonconforming use permit for auto sales (ZF #17-065-797), but the use was not commenced within two years and the permit expired in 2019.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 4 Dayton's Bluff Community Council has not provided a recommendation.
- H. **FINDINGS:**
 - 1. The application requests approval to reestablish a nonconforming use of auto sales at 847 Hudson Road, which contains a vacant building previously used for auto repair that is a contributing building within the Dayton's Bluff Historic District and is zoned RT1 Two-Family Residential. The previous auto repair use has been discontinued since 1999.
 - 2. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*

- (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The structure is a single-story building with a garage bay door and a small office space and surrounding surface parking, originally designed for a service station.
- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The proposed outdoor auto sales use and the previous auto repair use are both first permitted in the B3 General Business District with a conditional use permit.
- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding can be met. The site contains four curb cuts, three of which are very wide (in excess of 30' width) and connect to the parking area. Removal of at least one curb cut would improve the safety of individuals walking adjacent to the site, especially if it is one of the curb cuts along Hudson Road. Such curb cut removal should be a condition of any approval, so long as it abides by Historic Preservation regulations. Also, auto sales are usually limited by the Zoning Code to B3 General Business and IT-I2 Industrial districts, with a minimum lot size of 15,000 square feet. In order to prevent neighborhood detriment on this small 4835 sq. ft. triangular lot in a residential setting, the number of vehicles for sale should be limited and storage of vehicles on the street should be prohibited.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is not met. The District 4 Plan Summary (2009) calls for the reuse, rather than demolition, of existing commercial buildings (Strategy C3) as well as fostering neighborhood-scale commercial (Strategy C8.2). However, the Gold Line Station Area Plans (2015) call for a "pedestrian orientation in any new development/redevelopment." Auto sales uses are by nature not pedestrian-oriented uses, as evidenced by the fact that they are not permitted (by-right or conditionally) in any Traditional Neighborhood zoning districts. Both plans are adopted as addenda to the Comprehensive Plan.
- (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use.* This finding has been temporarily suspended by a Mayor's Executive Order related to the pandemic.

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends denial of the reestablishment of auto sales at 847 Hudson Road.



NONCONFORMING USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name ELITE AUTO SALES, LLC
(must have ownership or leasehold interest in the property, contingent included)
Address 847 Hudson Rd City St. Paul State MN Zip 55106
Email carriemotarjemi@gmail.com Phone 612-965-2064
Name of Owner (if different) CARRIE MOTARJEMI Email _____
Contact Person (if different) _____ Email _____
Address 11670 Fountains Dr #200 City Maple Grove State MN Zip 55369

PROPERTY INFO

Address/Location 847 Hudson Rd, St. Paul MN 55106
PIN(s) & Legal Description 33.29.22.32.0156, legally described as LOT 1 Block 68, Subd. of Block 68, Lyman Dayton's Addition by HA Boardman
(attach additional sheet if necessary)
Current Zoning

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Zoning Code § 62.109.

The permit is for: ☒ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
☐ Change of nonconforming use (para. c)
☐ Expansion or relocation of nonconforming use (para. d)
☐ Reestablishment of a nonconforming use vacant for more than one year (para. e)

Present / Past Use Auto Sales

Proposed Use Reestablishment of non conforming use for auto Sales

SUPPORTING INFORMATION: Demonstrate that each of the requirements in Zoning Code § 62.109 for the type of nonconforming use permit being requested is met. Attach additional sheets if necessary.

Attachments as required: ☒ Site Plan ☐ Consent Petition ☐ Affidavit

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Date

2/1/22



FILE #22-026-942 Aerial Map
Application of Elite Auto Sales LLC

Application Type: Rest. NCUP
Application Date: February 2, 2022
Planning District: 4



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

 Subject Parcel(s)

 ParcelPoly

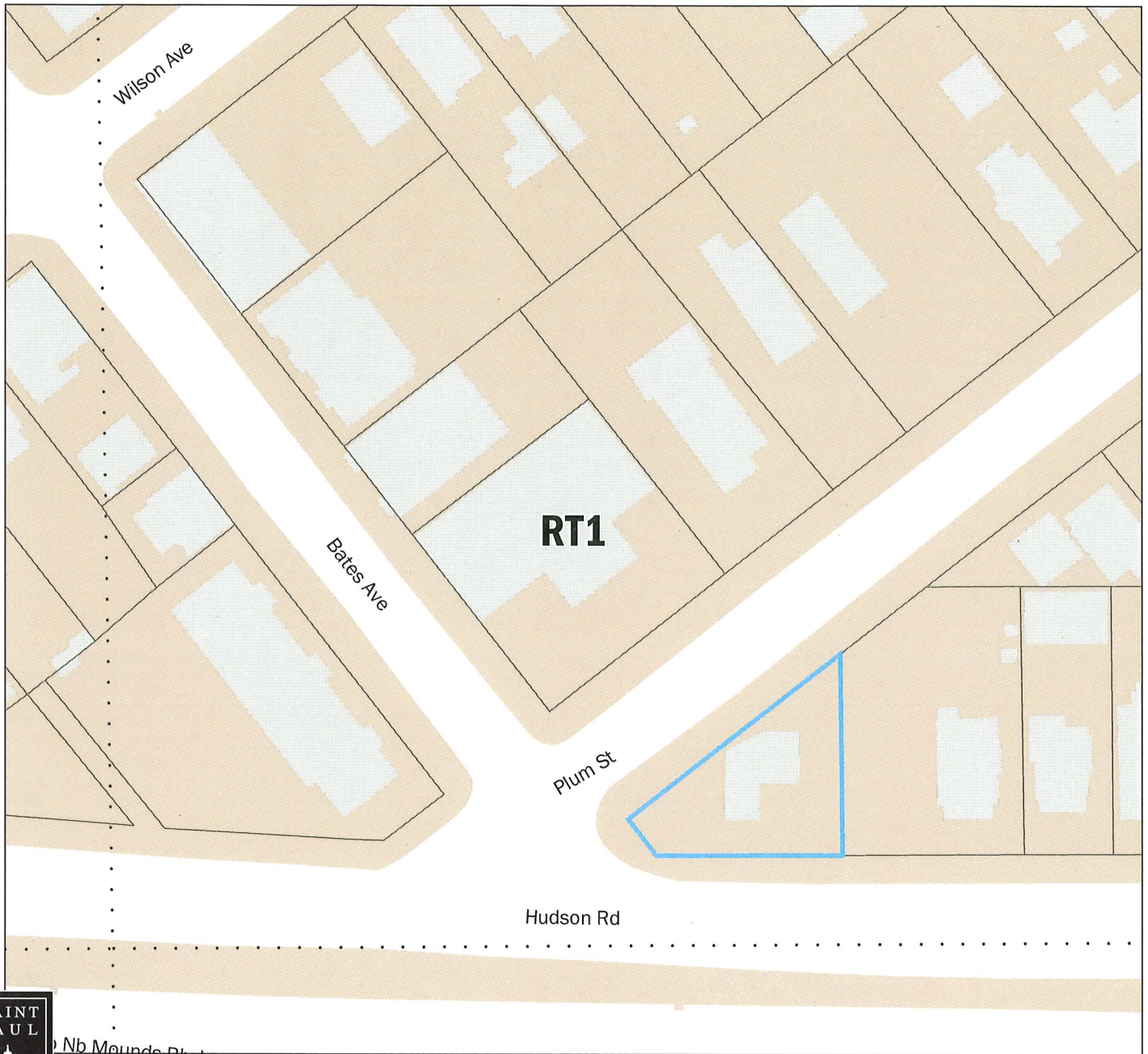
ImageServices\AerialPhoto2020

RGB

 Red: Band_1

 Green: Band_2

 Blue: Band_3



FILE #22-026-942 Zoning Map Application of Elite Auto Sales LLC

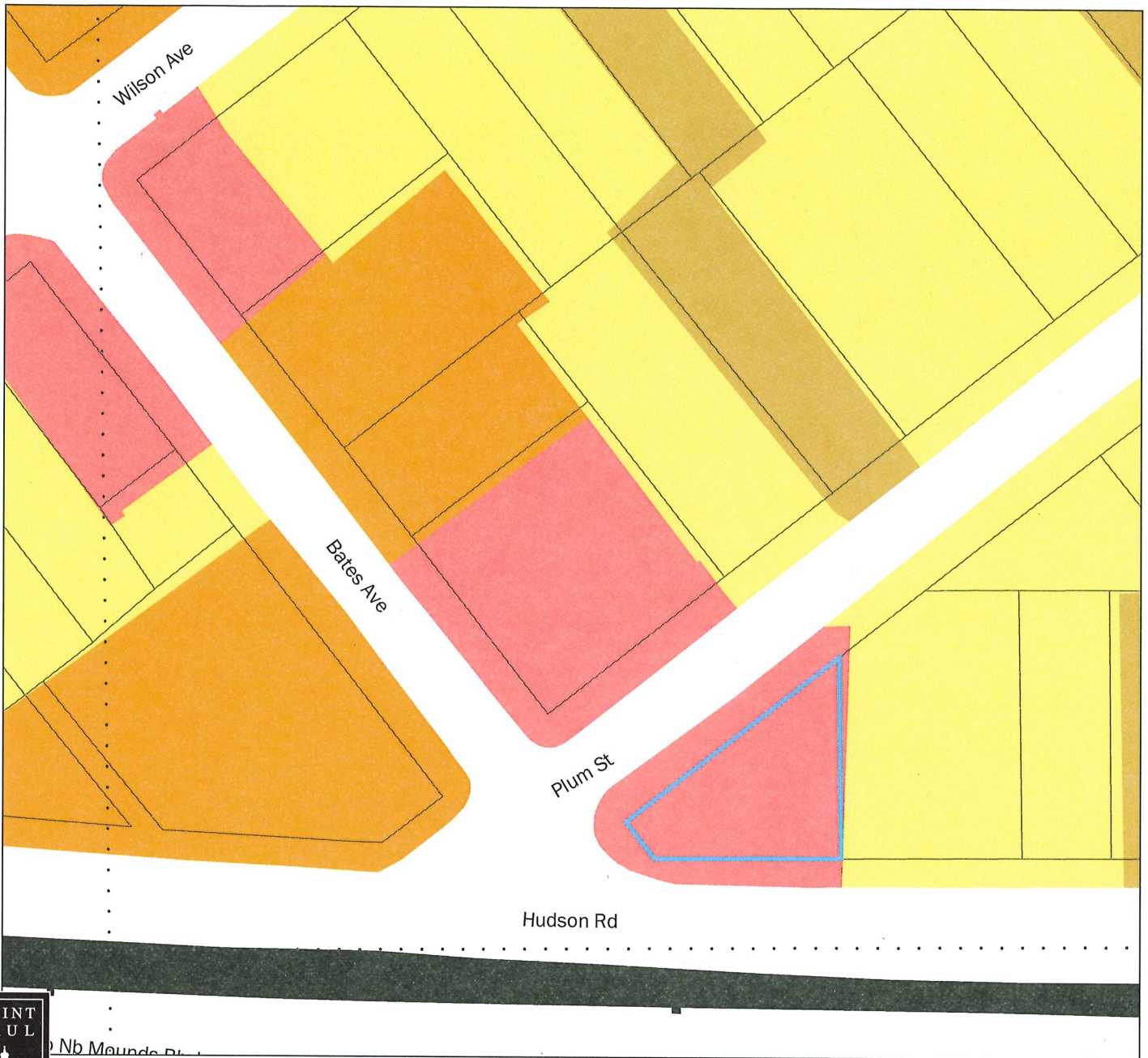
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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



FILE #22-026-942 Existing Land Use Application of Elite Auto Sales LLC

Application Type: Rest. NCUP
Application Date: February 2, 2022
Planning District: 4



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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water