

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hamline Park (Mosaic On A Stick) **FILE #:** 12-222-925
  2. **APPLICANT:** City Of St Paul **HEARING DATE:** January 17, 2013
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 1564 Lafond Ave, area bounded by Lafond, Snelling, Thomas, and Asbury
  5. **PIN & LEGAL DESCRIPTION:** 342923220204; Hamline Syndicate Add No2 Alley In Blk And Lots 1 Thru Lot 20 Blk 4
  6. **PLANNING DISTRICT:** 11 **EXISTING ZONING:** R4
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** January 3, 2013 **BY:** Scott Tempel
  9. **DATE RECEIVED:** December 26, 2012 **60-DAY DEADLINE FOR ACTION:** February 24, 2013
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- A. **PURPOSE:** Rezoning from R4 One-Family Residential to T2 Traditional Neighborhood.
- B. **PARCEL SIZE:** 93,675 sq. ft.
- C. **EXISTING LAND USE:** Community Park
- D. **SURROUNDING LAND USE:**  
North: Mixed Use Residential, Single Family Detached and Multifamily dwellings  
East: Single Family Detached dwellings  
South: Institutional church  
West: a mix of Multifamily and Single Family Detached and Attached dwellings
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The park has been in existence since before 1920. The current building was constructed in 1938 under the "Works Progress Administration" (WPA) program. The building was designed by Cap Wigington, and was designated a historic building in 1992. The building was used as a park recreation center until 1993. The City of Saint Paul, sought a tenant who could maximize the community benefit and economic potential of this unique setting, and chose Mosaic on a Stick through an RFP process in 2012. Mosaic will lease the building for classroom space, studio space, gallery shows, and operation of a small retail store for materials and supplies. Mosaic will also have the option to open the space for use to community groups and events.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 11 had not taken a position on the application at the time of the staff report.
- H. **FINDINGS:**
  1. This application is to rezone the property at 1564 Lafond Ave. from R4 (One-family Residential) to T2 (Traditional Neighborhood) to permit the business uses proposed by Mosaic on a Stick in the building. The rest of the site will continue to be used as a park and the City will continue to own the property.
  2. The proposed zoning is consistent with the way this area has developed and with the historical zoning of the properties. The T2 zoning district permits a varied mix of residential and commercial uses. Snelling Avenue is a major commercial and transportation corridor. There are mixed residential and commercial uses both to the north and south of the parcel. §66.313 states the intent of the T2 Traditional Neighborhood District, which is to encourage a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. Mosaic will utilize the existing parking internal to the park.

3. The proposed zoning is consistent with the 2030 St. Paul Comprehensive Plan, Land Use policy 1.24, *Support a mix of uses on Mixed-Use Corridors*. Snelling Avenue is identified as a mixed-use corridor in the 2030 Comprehensive Plan, adopted in 2010. The Hamline Midway Community Plan has several pertinent supporting strategies including:
    - HMC shall work with the City to make best use of City resources and to seek public-private partnerships for use of City-owned buildings within the Hamline Midway neighborhood, the Hamline Library, the Griggs and Hancock Recreation Centers, and the Hamline Park building.
    - HMC shall continue to encourage public art within the neighborhood and within new development or redevelopment and shall seek opportunities to collaborate with artists to identify opportunities for public art and to discuss issues that may inform the artist's work.
  4. The proposed zoning is compatible with surrounding uses, which are mixed-use residential, single- and multi-family residences, and institutional. T2 permits both residential and neighborhood oriented commercial uses, consistent with the area's existing mix of 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."* Approval of this proposal would not result in spot zoning as the area to the south of the property is currently zoned T2. This proposal would extend the existing T2 district north along a mixed-use commercial corridor.
  6. The petition for rezoning was found to be sufficient on December 26, 2012: 17 parcels eligible; 12 parcels required; 12 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends rezoning of 1564 Lafond Avenue from R4 One-Family Residential to T2 Traditional Neighborhood.