

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Northern Iron of St. Paul LLC **FILE #:** 15-133-357
 2. **APPLICANT:** Northern Iron of St. Paul LLC **HEARING DATE:** July 16, 2015
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 877 Wells St, between Mendota and Forest
 5. **PIN & LEGAL DESCRIPTION:** 282922320078 through 282922320083 plus part of 282922320084; Lots 21-27 Chas Weides Rearrangement of Block 6 of Nelson's Addition
 6. **PLANNING DISTRICT:** 5 **EXISTING ZONING:** VP
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** July 9, 2015 **BY:** Bill Dermody
 9. **DATE RECEIVED:** June 24, 2015 **60-DAY DEADLINE FOR ACTION:** August 23, 2015
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- A. **PURPOSE:** Rezone from VP Vehicular Parking to IT Transitional Industrial.
- B. **PARCEL SIZE:** 125' (Mendota) x 206' (Wells) = 25,732 square feet
- C. **EXISTING LAND USE:** Parking/vacant
- D. **SURROUNDING LAND USE:** Residential (R4) to north and east; commercial (T2) to west; and industrial (I2) to south
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The property has been zoned VP Vehicular Parking (formerly known as P-1) since 1975. The rest of the block on the north side of Wells Street between Mendota and Forest was rezoned from VP to R4 via multiple rezonings since 1975.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, District 5 has not provided a recommendation.
- H. **FINDINGS:**
 1. The application requests rezoning from VP to IT at 877 Wells Street, a 25,732 square foot parcel between Mendota Street and Forest Street.
 2. The proposed zoning is consistent with the way this area has developed. The IT zoning is an effective transition from an adjacent active industrial site to the south and a commercial site to the west, to the residential uses north and east.
 3. The proposed zoning is consistent with the Comprehensive Plan, which designates the property primarily as Industrial, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The District 5 Payne-Phalen Plan and the Phalen Corridor Middle Section Plan contain no provisions specific to the request.
 4. The proposed IT zoning is compatible with the surrounding uses, serving as an effective transition between the adjacent industrial and commercial uses to the residential uses. IT zoning permits a limited range of industrial uses intended to be compatible with nearby residential districts.
 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

proposed IT zoning does not constitute "spot zoning". IT provides a transitional zoning between the adjacent I2 and R4 districts in that it allows some uses permitted in the adjacent I2 zoning to the south, such as a rental storage facility, indoor auto sales, or a wholesale establishment, but not other, more intense I2 uses such as a recycling collection center, general industrial, or a solid waste transfer station. The T2 zoning to the west also allows nonresidential uses, such as grocery stores, service businesses with workshops, and limited production and processing (up to 15,000 square feet without a conditional use permit). R4 allows a narrower range of uses.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from VP Vehicular Parking to IT Transitional Industrial.



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

RECEIVED
 JUN 15 2015
 BY: PD-5

Zoning Office Use Only
 File #: 15-133357
 Fee: 200.00
 Tentative Hearing Date: 7-16-15

#282922320084
 et al

APPLICANT

Property Owner SCOTT Hamlett
 Address 867 Forest ST
 City St. Paul St. MN Zip 55106 Daytime Phone 651-778-3371
 Contact Person (if different) Roger Sawyer Phone 651-778-3337

PROPERTY LOCATION

Address/Location LOTS 21 thru West 1/2 of Lot 28
LOTS on the corner of Mendota + Wells ST
 Legal Description(s) Attachment D
See Attachment A+B+C+D Current Zoning VP
 (attach additional sheet if necessary)

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;

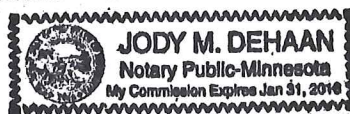
Scott Hamlett, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a VP zoning district to a IT zoning
 district, for the purpose of: Construction of Storage Condos

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 9th day
 of June, 20 15



Jody M. Dehaan
 Notary Public

By: Scott Hamlett
 Fee owner of property
 Title: President / CEO

D



The Most Livable
City in America

City of Saint Paul
Assessments

Property Address:	877 WELLS ST Select a different property
Property ID:	28-29-22-32-0078
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 21 BLK 6



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City of Saint Paul
Assessments

Property Address:	881 WELLS ST Select a different property
Property ID:	28-29-22-32-0079
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 22 BLK 6



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City of Saint Paul
Assessments

Property Address:	887 WELLS ST Select a different property
Property ID:	28-29-22-32-0080
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 23 BLK 6



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City of Saint Paul
Assessments

Property Address:	889 WELLS ST Select a different property
Property ID:	28-29-22-32-0081
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 24 BLK 6



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City of Saint Paul
Assessments

Property Address:	891 WELLS ST Select a different property
Property ID:	28-29-22-32-0082
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 25 BLK 6



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Assessments

Property Address:	895 WELLS ST Select a different property
Property ID:	28-29-22-32-0083
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 26 BLK 6

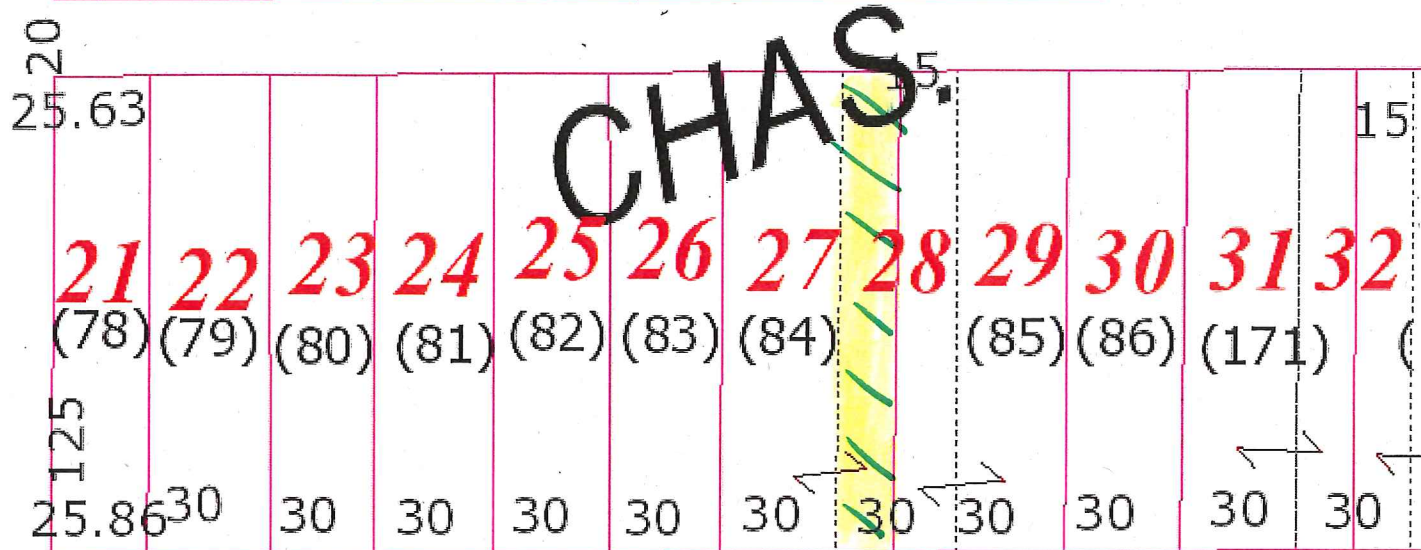
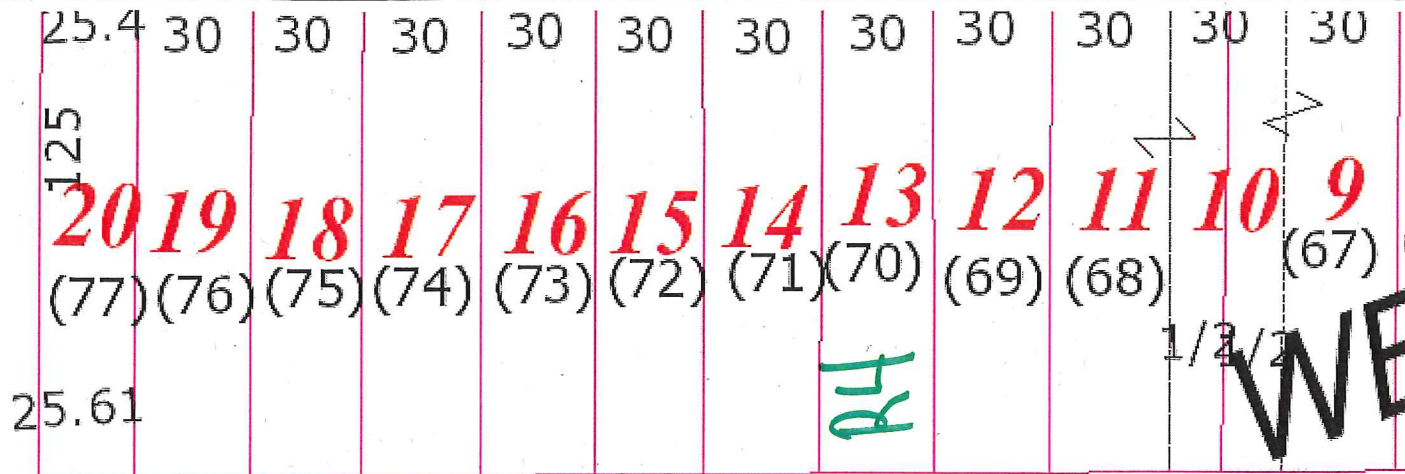


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City of Saint Paul
Assessments

Property Address:	897 WELLS ST Select a different property
Property ID:	28-29-22-32-0084
Legal Description:	CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL EX E 15 FT LOT 28 AND ALL OF LOT 27 BLK 6

Mendota St



Wells St

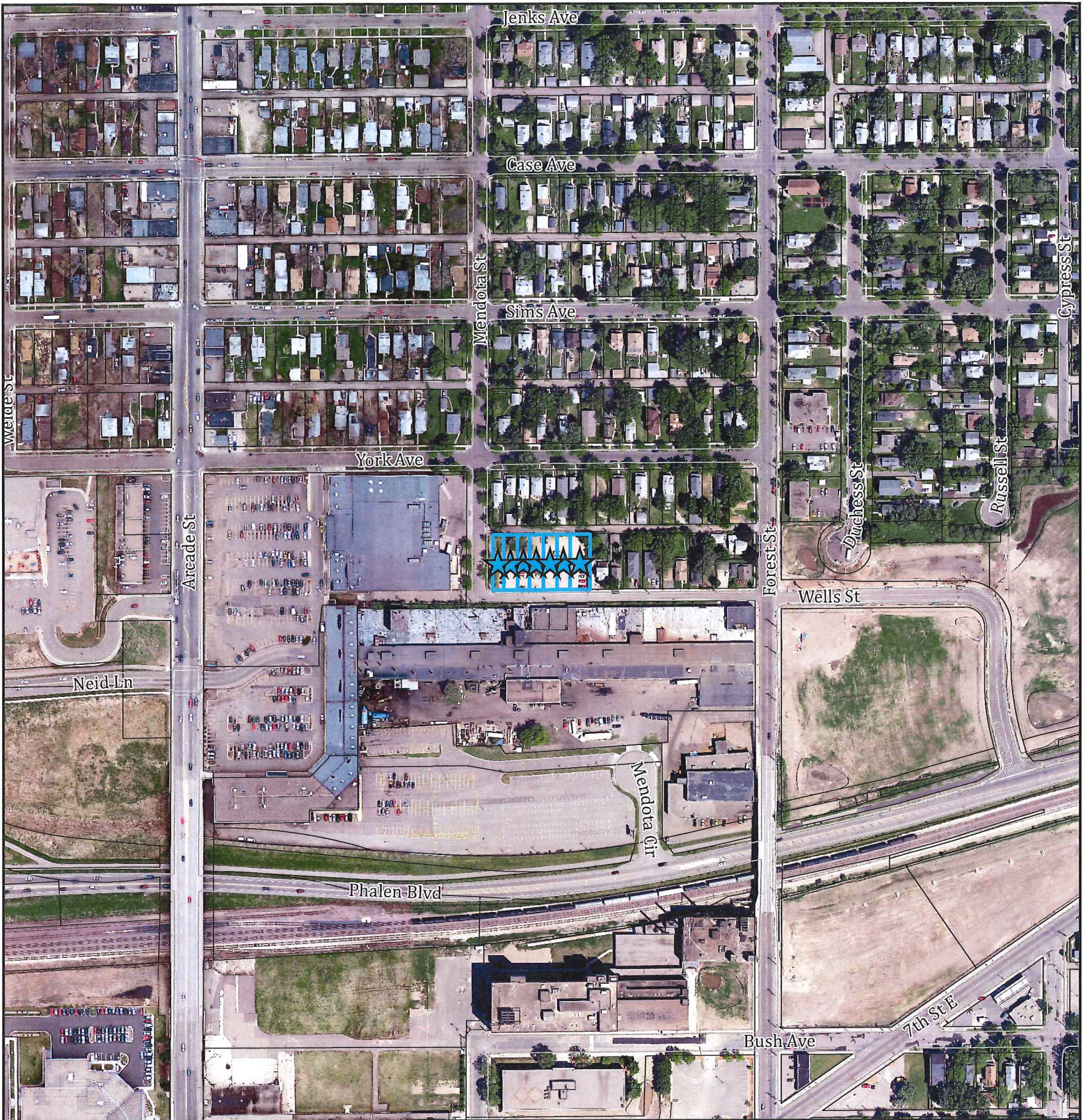
S.89°10'49"W. 959.28'

AUDITOR'S SUB

254,877 SQ. FT. OR 5.85 AC.

867

50.00 100.0 Feet



FILE NAME: Northern Iron of St Paul LLC

Aerial

APPLICATION TYPE: Rezone VP to IT

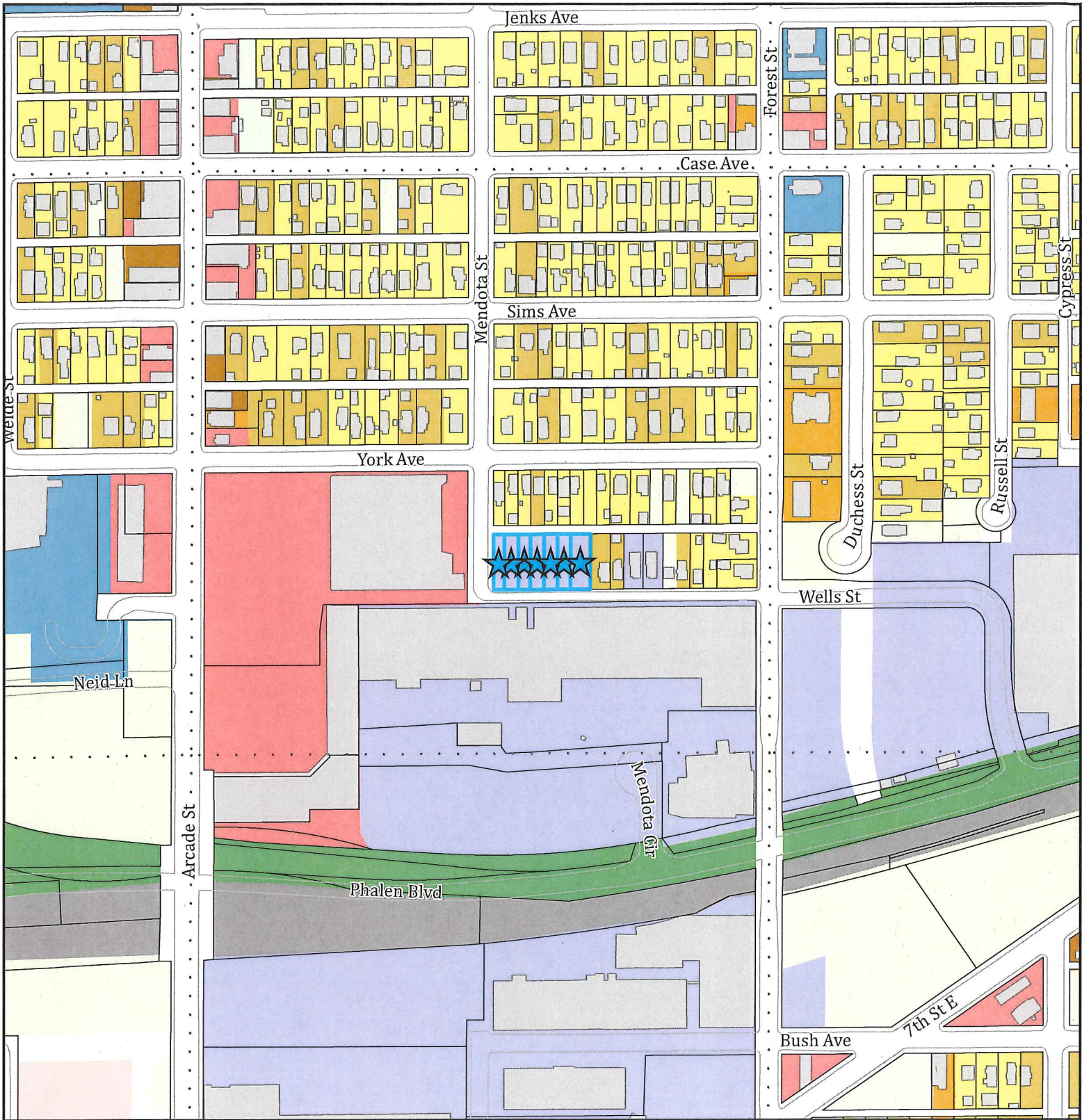
 Subject Parcels

FILE #: 15-133357 DATE: 6/26/2015

PLANNING DISTRICT: 5

ZONING PANEL: 11





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APPLICATION TYPE: Rezone VP to IT

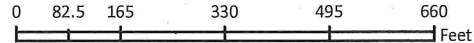
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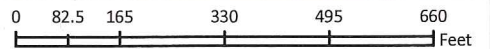
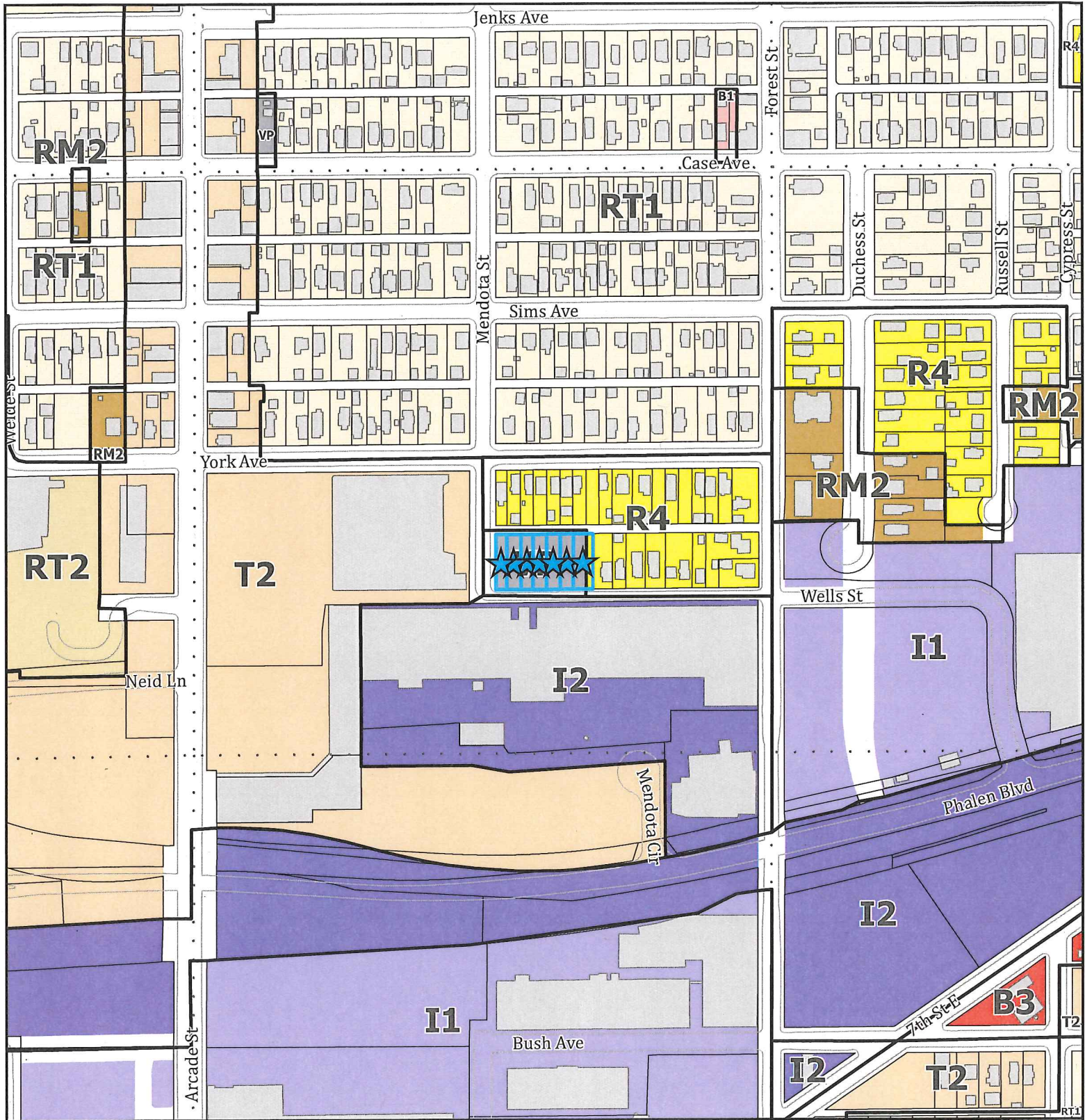
PLANNING DISTRICT: 5

ZONING PANEL: 11

Land Use

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





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Zoning

- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- B1 Local Business
- B3 General Business
- I1 Light Industrial
- I2 General Industrial
- VP Vehicular Parking
- Subject Parcels
- Section Lines

