

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Wesenberg Management Group LLC **FILE #:** 15-133-643
 2. **APPLICANT:** Wesenberg Management Group LLC **HEARING DATE:** July 16, 2015
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 2238 Doswell Avenue and 2275-2283 Como Avenue
 5. **PIN & LEGAL DESCRIPTION:** 202923420073, Subj To Como Ave And Esmt The Sely 5o Ft Of Lot 13 And Nwly 1o Ft Of Lot 14 Blk 32; and 202923420074, Subj To Como Ave And With Esmt The Fol Part Of Lots 16 17 And 18 Wly Of Gove PI And Ex Nwly 1o Ft Lot 14 And All Of Lot 15 Blk 32
 6. **PLANNING DISTRICT:** 12 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** July 8, 2015 **BY:** Mike Richardson
 9. **DATE RECEIVED:** June 25, 2015 **60-DAY DEADLINE FOR ACTION:** August 24, 2015
-

- A. **PURPOSE:** Rezone approximately 18-25 feet between 2238 Doswell and 2275-2283 Como from B2 Community Business to T2 Traditional Neighborhood.
- B. **PARCEL SIZE:** Adjustment of common boundary is currently under review. 2275-2283 Como is 26,817 square feet. 2238 Doswell is 6,326 square feet. The area proposed to be adjusted and rezoned is approximately 2,530 - 4,154 square feet (at the time of this report, the exact adjustment distance has not been finalized).
- C. **EXISTING LAND USE:** Multiple Family Residential at 2238 Doswell, Auto service station at 2275-2283 Como
- D. **SURROUNDING LAND USE:** Retail to the southwest (T2), office to the southeast (T2), single family residential to the northeast (R3), office/retail to the northwest (T2)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The existing five-unit apartment building at 2238 Doswell was built in 1940 and purchased by the current owner, Wesenberg Management Group LLC, in 2009. The parking lot to the south of the apartment building was constructed in 1967. The service station at 2275-2283 Como was built in 1957 and purchased by the current owner, Neds Park Service LLC, in 1999.

The applicant has submitted plans to demolish an existing office building at 2301 Como and the apartment building at 2238 Doswell and build a mixed used building on both properties. The applicant has requested an adjustment of common boundary (Z.F. 15-133559) to expand the 2238 Doswell property to the southeast. 2238 Doswell is owned by the applicant, and 2275-2283 Como is owned by Park 24, LLC. This rezoning would correct the resulting multiple zoning on the proposed 2238 Doswell lot.

- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council has expressed support of the project.
- H. **FINDINGS:**
 1. The applicant is requesting a rezoning to prepare the site for a new four-story, 25-unit mixed use project. The project would be built on 2301 Como (not part of this rezoning) and 2238 Doswell. The applicant has requested an adjustment of common boundary

(Z.F. 15-133559) to expand the 2238 Doswell property to the southeast and acquire a strip of the service station parcel at 2275-2283 Como, which is owned by Park 24, LLC. This rezoning would correct the resulting multiple zoning on the adjusted 2238 Doswell lot.

2. The proposed zoning is consistent with the way this area has developed. Development on the north and south sides of Como Avenue in this area is largely commercial. The zoning on this and the opposing block faces are T2, with the exception of the service station property. This rezoning would result in a relatively minor increase in T2 on a block in which the Como frontage is dominated by that zoning district. The proposed zoning is consistent with the intent of the T2 zoning district to “foster and support compact, pedestrian-oriented commercial and residential development...”
3. The proposed zoning is consistent with the Comprehensive Plan. The site of the proposed development is identified as a Mixed Use Corridor and Neighborhood Center in the Land Use Chapter for the Comprehensive Plan. The zoning is consistent with the following policies of the Land Use Chapter of the Comprehensive Plan:
 - 1.2 *Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.*
 - 1.24 *Support a mix of uses on Mixed-Use Corridors.*
 - 1.25 *Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.*
 - 1.28 *Promote conditions that support those who live and work along Mixed-Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.*

And the following policies from the Commercial Vitality and Housing sections of the St. Anthony Park Como 2030 Small Area Plan:

- CV1. *Maintain and enhance the commercial character of Como Avenue.*
 - 1.1 *Support proposals in the commercial core for mixed-use development with first floor commercial and upper floor housing.*
 - H1. *Promote mixed-use development, especially in the commercial core.*
 - 1.1 *Support proposals in the commercial core for mixed-use development that includes new housing units*
4. The proposed zoning is compatible with surrounding uses, including a mix of commercial and residential uses. This is consistent with the intent of the T2 district, which “...encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.”

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezone of approximately 18-25 feet between 2238 Doswell and 2275 Como from B2 Community Business to T2 Traditional Neighborhood.



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: _____

Zoning Office Use Only

File #: 15-133643

Fee: _____
Tentative Hearing Date: _____

7-16-15

PD=12

#202923420073

APPLICANT

Property Owner Wesenberg Management Group, LLC

Address 1664 Grand Avenue, #3

City St. Paul St. MN Zip 55105 Daytime Phone 651-492-1741

Name of Owner (if different) _____

Contact Person (if different) Judd Fenlon Phone 651-492-1741

PROPERTY LOCATION

Address/Location 2238 Doswell Ave., 2301 Como Ave. and a portion of 2275 Como Ave.

Legal Description: _____

Current Zoning T2 & B2

(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,
Wesenberg Management Group, LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a B2 zoning district to a T2 zoning
 district, for the purpose of: assembling 2238 Doswell Ave., 2301 Como Ave. and a portion of 2275 Como Ave. to
 construct a 25 unit apartment building above

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

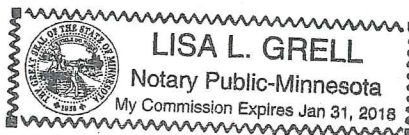
this 4TH day

of JUNE, 2015

[Signature]
Notary Public

By: [Signature]
Fee owner of property

Title: Owner



St. Anthony Park Community Council/ District 12
890 Cromwell Avenue,
Saint Paul, MN 55114
651/649-5992 TEL www.sapcc.org

ST. ANTHONY PARK



June 15, 2015

To whom it may concern:

It is my pleasure to write a letter of support for the development located on 2301 Como Ave, St Paul, MN 55108 on behalf of the St. Anthony Park Community Council (SAPCC).

In June 11, 2015 SAPCC Board of Directors passed a unanimous vote resolution in favor of the Park 24 development site plan application, conditional use application for building height and the developer's desire to adjust common boundary and rezone an 18' piece of land current part of Park Service's property to T2 and incorporate as part of this development.

On behalf of the SAPCC, I thank you for your time consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suyapa".

Suyapa Miranda

Suyapa Miranda, Executive Director
SAPCC: Saint Anthony Park Community Council
<http://sapcc.org/suyapa@sapcc.org>
P: 651-649-5992,



Part 24
Como Avenue
St Paul, MN

OWNER: Park 24 LLC

DATE: 05/25/2012
ISSUED FOR PERMITTING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

PERMIT NO. 12-0078

Grand Back Roads Architects
Investment Consultant
1425 Grand Avenue #200
St Paul, MN 55108

Collage Architects
Architect
1425 Grand Avenue #200
St Paul, MN 55108

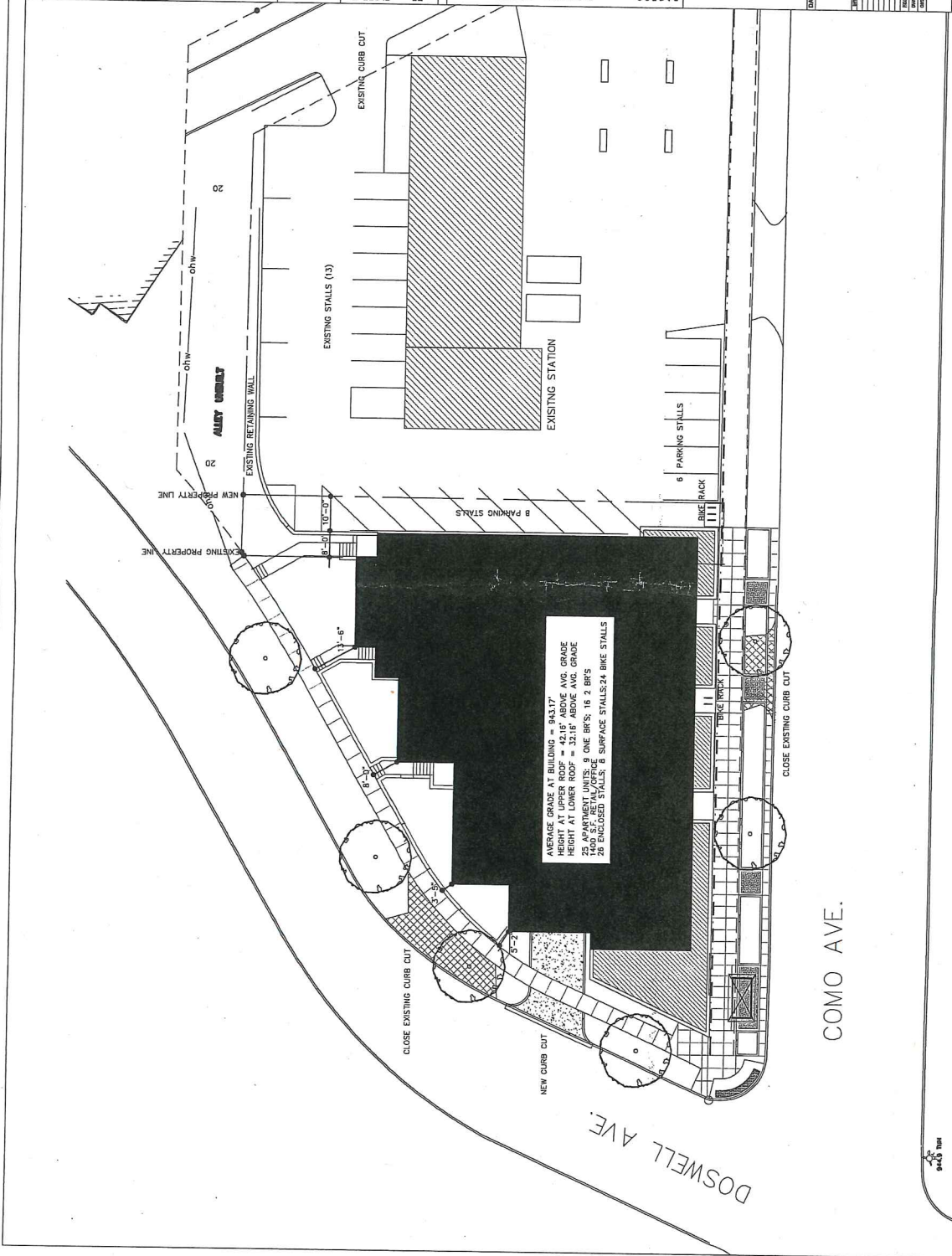
CMV City Group
Project Manager
4485 N. 24th Ave. #1000
St. Louis Park, MN 55416

DATE: May 25, 2012

SITE PLAN APPLICATION

NO.	DATE	DESCRIPTION

SITE PLAN



1 SITE PLAN
SCALE 1/8" = 1'-0"

ALTA/ACSM LAND TITLE SURVEY

for CIVIL SITE GROUP

PROPERTY ADDRESS: #2301 - Como Ave
St. Paul, MN



REVISION SUMMARY	DATE	DESCRIPTION

SITE SURVEY

C0.1

NO.	DATE	BY	CHKD.
1	06/27/2016		
2			
3			



Curran/Mira-De-Pina Land Projects 888-818-2256 or curran@curran.com 4/17/2015 10:37 PM CDT

- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT
 - DENOTES TELEPHONE POLE
 - DENOTES STREET LIGHT
 - DENOTES TELEPHONE POLE
 - DENOTES MESSENGER MANHOLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES STORM SEWER MANHOLE
 - DENOTES CATCH BASIN
 - DENOTES FIRE HYDRANT
 - DENOTES WATER SHUTOFF
 - DENOTES EXISTING CONTOUR
 - DENOTES GUY WIRE
 - DENOTES UNDERGROUND ELECTRIC
 - DENOTES UNDERGROUND TELEPHONE
 - DENOTES UNDERGROUND GAS
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES EXISTING FENCE
 - DENOTES CONCRETE
 - DENOTES STIMULOUS

LEGAL DESCRIPTION:
Lot 13, Block 31, St. Anthony Park North, except the Southwesterly 20 feet thereof (enclosed at right) in and to the Southeastly 1/4 of Section 26, Township 25N, Range 10E, County, Minnesota.
(Tenneco Property)
Tenneco Certificate No. 331116
AND
7777

GENERAL NOTES:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GPS MEASUREMENT UTILIZING INDOOR WIRE NETWORK (MUNICIPALITY) METHOD.
2. SUBJECT PROPERTY ADDRESS IS 2301 Como Ave, St. Paul, MN.
3. PROPERTY COORDINATE (P01) IS 459,999.9999999999.
4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GPS MEASUREMENT UTILIZING INDOOR WIRE NETWORK (MUNICIPALITY) METHOD.

BENCHMARK:
BARS FOR ELEVATION: NAD 83 (FVA REAL, THE GPS MEASUREMENT UTILIZING INDOOR WIRE NETWORK)

ALTA "TABLE A" NOTES:
1. Gross land area per Area for use (A).
2. Gross area of easement per Area for use (A).
3. Irregular polygons shown.
4. There are no obstructions or party walls with respect to adjacent properties.
5. (104.4) Utilities shown herein are observed. Excavations were not made during the process of this survey to locate underground utilities. The location of underground utilities is based on information provided by the owner and is not guaranteed. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey.
6. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey.
7. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey. The location of underground utilities is not shown for the purpose of this survey.

18. There is no other visible evidence of this use on a well established, long or customary use.

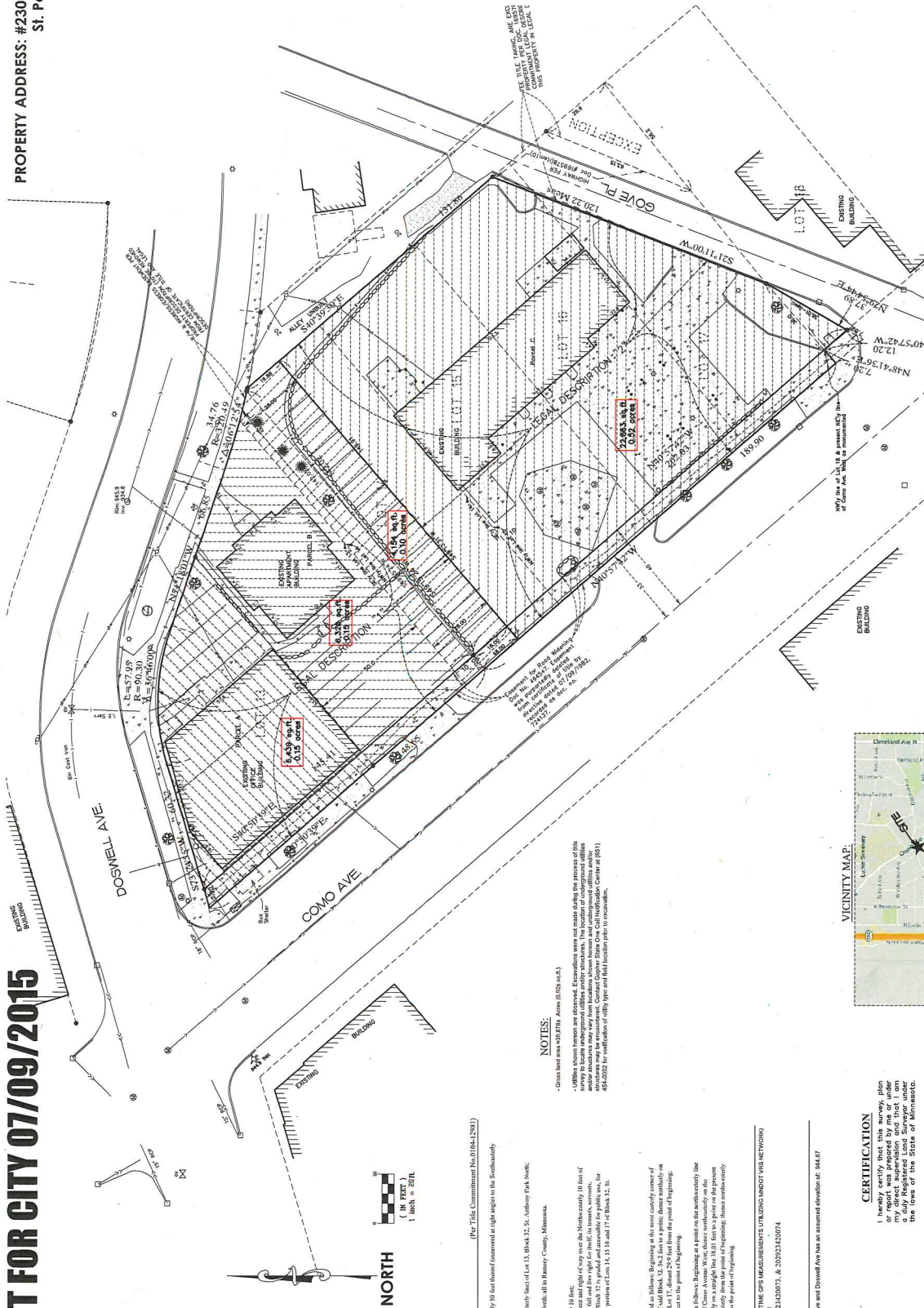
JOB #15175



Curran/Mira-De-Pina Land Projects 888-818-2256 or curran@curran.com 4/17/2015 10:37 PM CDT

AREA EXHIBIT FOR CITY 07/09/2015

PROPERTY ADDRESS: #2301 - Como Ave
St. Paul, MN



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- ◇ DENOTES MISCELLANEOUS MANNHOLE
- ⊖ DENOTES SANITARY SEWER MANNHOLE
- ⊗ DENOTES STORM SEWER MANNHOLE
- ⊚ DENOTES CATCH BASIN
- ⊘ DENOTES FIRE HYDRANT
- ⊙ DENOTES EXISTING UTILITY
- ⊛ DENOTES GUY WIRE
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC
- DENOTES UNDERGROUND TELEPHONE
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND SEWER
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- DENOTES EXISTING ELEVATION
- DENOTES BRIMBOARDS

NOTES:

- * Given here as a 2013 file. Arrows (E) (S) (W) (N)
- Utilities shown hereon are presumed. Discrepancies were not made during the process of this survey. The field notes, including the field notes, are the source of the information. All measurements were taken from benchmarks shown and underground utilities and other marked structures may vary from those shown. The survey was conducted under the supervision and control of the Surveyor. The survey was completed on 07/09/15.
- 454-0002 for verification of utility type and field location prior to excavation.

LEGAL DESCRIPTION:
(Per Title Commitment No. 0104612943)
Parcel A (Traverse Survey): Certificate of Title No. 2959160
Parcel B (Traverse Survey): Certificate of Title No. 2959161
Parcel C (Traverse Survey): Certificate of Title No. 2959162
Parcel D (Traverse Survey): Certificate of Title No. 2959163
Parcel E (Traverse Survey): Certificate of Title No. 2959164
Parcel F (Traverse Survey): Certificate of Title No. 2959165
Parcel G (Traverse Survey): Certificate of Title No. 2959166
Parcel H (Traverse Survey): Certificate of Title No. 2959167
Parcel I (Traverse Survey): Certificate of Title No. 2959168
Parcel J (Traverse Survey): Certificate of Title No. 2959169
Parcel K (Traverse Survey): Certificate of Title No. 2959170
Parcel L (Traverse Survey): Certificate of Title No. 2959171
Parcel M (Traverse Survey): Certificate of Title No. 2959172
Parcel N (Traverse Survey): Certificate of Title No. 2959173
Parcel O (Traverse Survey): Certificate of Title No. 2959174
Parcel P (Traverse Survey): Certificate of Title No. 2959175
Parcel Q (Traverse Survey): Certificate of Title No. 2959176
Parcel R (Traverse Survey): Certificate of Title No. 2959177
Parcel S (Traverse Survey): Certificate of Title No. 2959178
Parcel T (Traverse Survey): Certificate of Title No. 2959179
Parcel U (Traverse Survey): Certificate of Title No. 2959180
Parcel V (Traverse Survey): Certificate of Title No. 2959181
Parcel W (Traverse Survey): Certificate of Title No. 2959182
Parcel X (Traverse Survey): Certificate of Title No. 2959183
Parcel Y (Traverse Survey): Certificate of Title No. 2959184
Parcel Z (Traverse Survey): Certificate of Title No. 2959185

GENERAL NOTES:
1. BEARING SYSTEM IS BASED ON NAD83 (1983) ADJUSTED, THE GPS MEASUREMENTS UTILIZING GNSS NETWORK.
2. PROJECTION IS UTM ZONE 16N, DATUM IS NAD83 (1983) ADJUSTED.
3. FIELD WORK COMPLETED 06/01/2015.
4. BENCHMARK: 644.47
ASSUMED: Top Not (1) is located at the SW corner of Como Ave and Dossmell Ave has an assumed elevation of 644.47

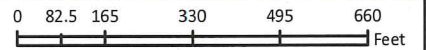
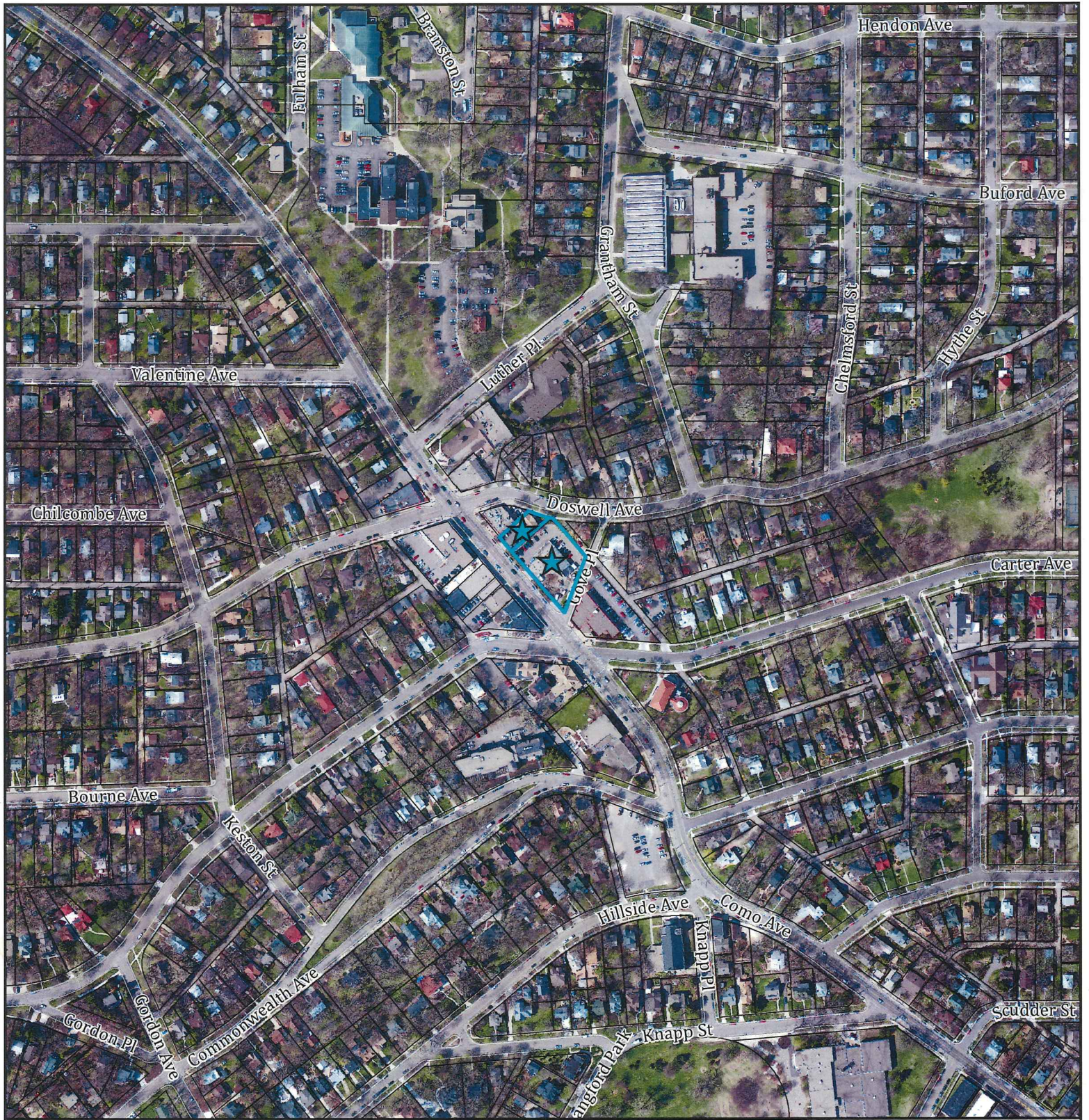
CERTIFICATION
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
ERIC R. MOYARTOIS
Date: JULY 09th, 2015, Reg. No. 44125

VICINITY MAP:
A small inset map showing the location of the survey area in the context of the surrounding streets in St. Paul, MN. The subject property is highlighted in orange.

NO. 1	DATE	DESCRIPTION
2		
3		
4		
5		

ACRE LAND SURVEYING
2301 Como Ave
St. Paul, MN 55105
651-488-2589
acres@acresurveying.com

DATE: 07/07/15



FILE NAME: Wesenberg Management Group

Aerial

APPLICATION TYPE: Rezoning

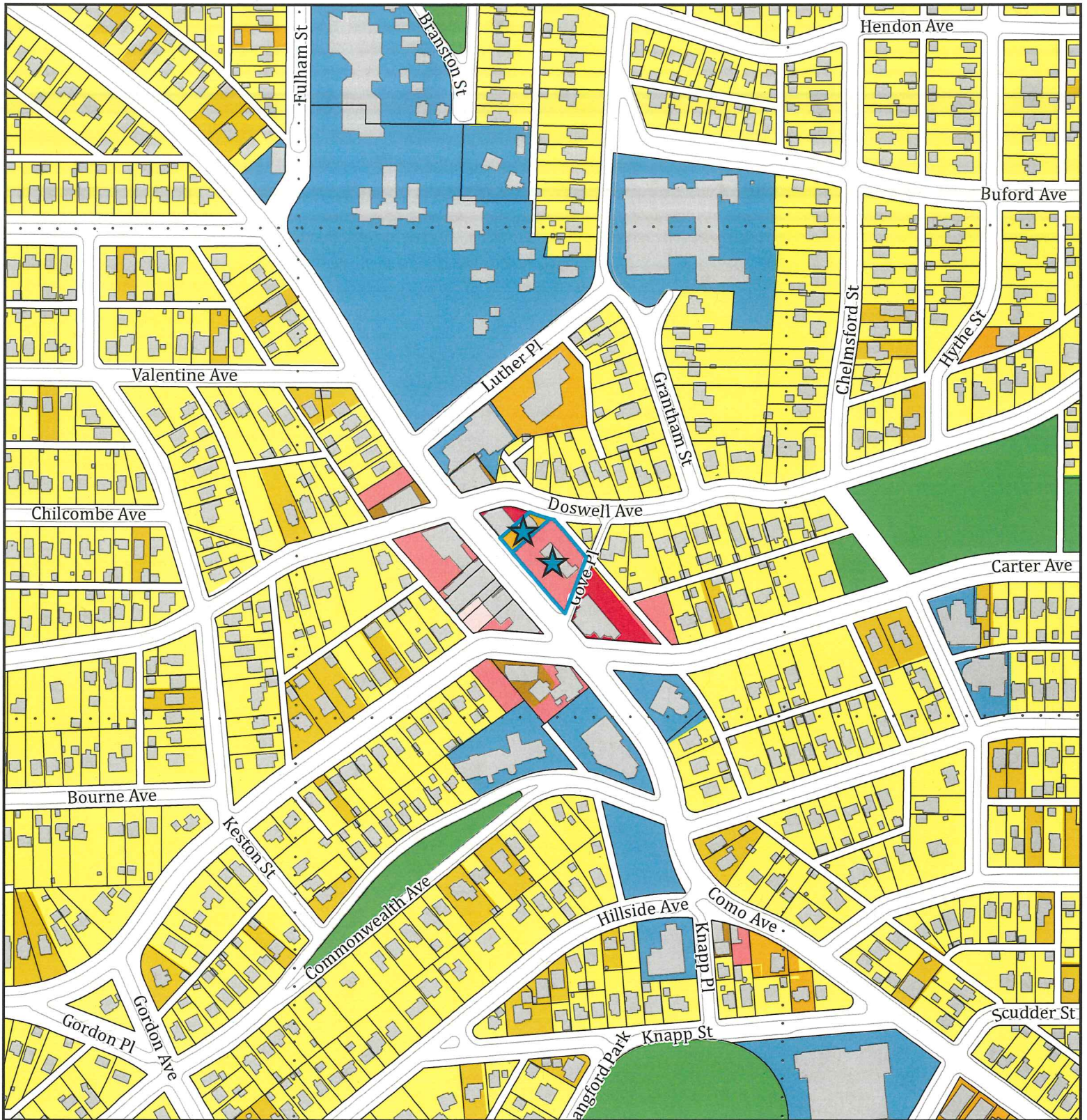
 Subject Parcels

FILE #: 15-133643 DATE: 6/25/2015

PLANNING DISTRICT: 12

ZONING PANEL: 1





FILE NAME: Wesenberg Management Group

APPLICATION TYPE: Rezone

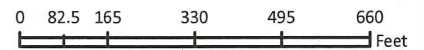
FILE #: 15-133643 DATE: 6/25/2015

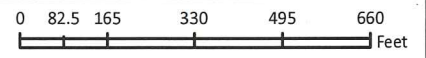
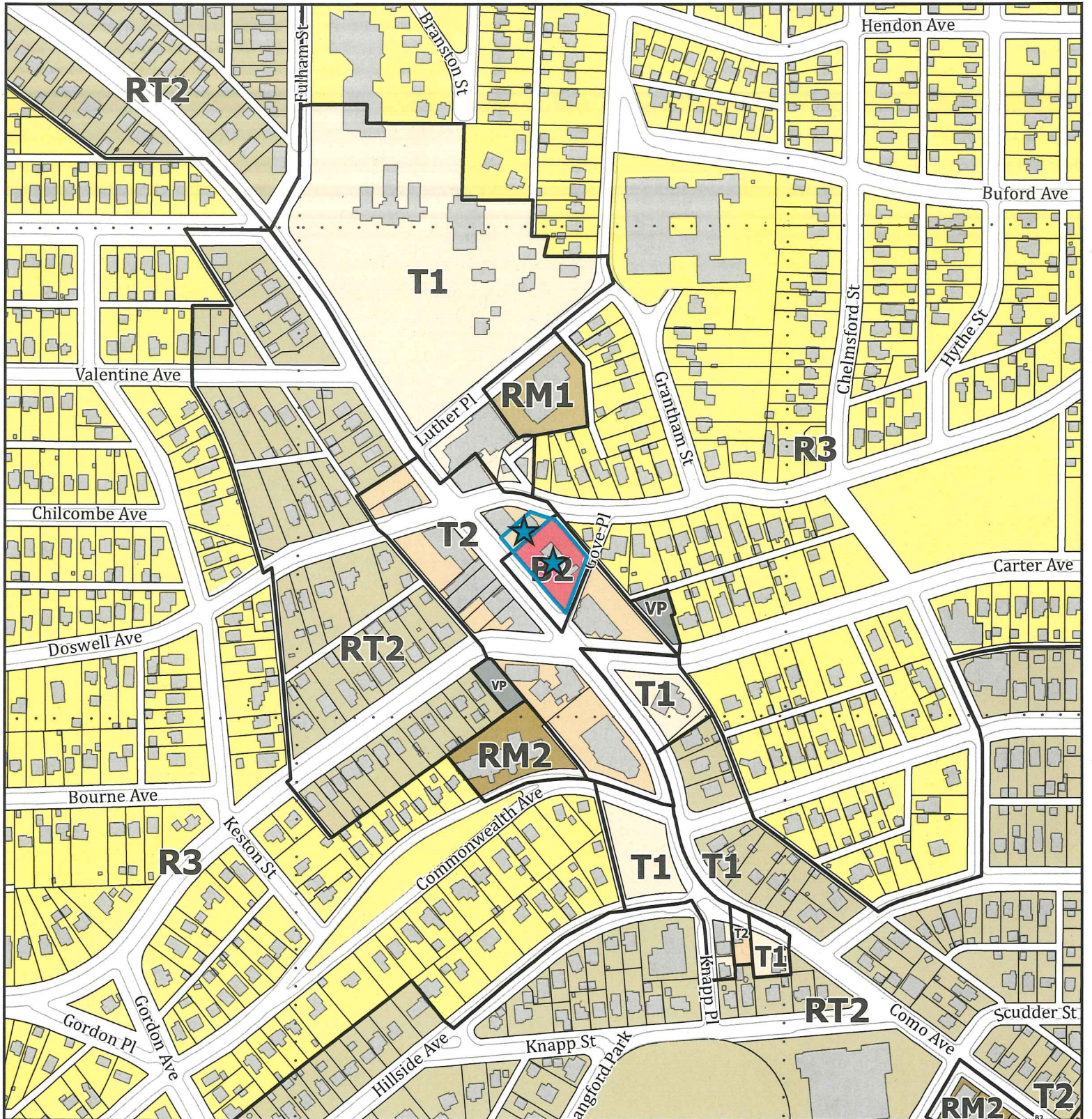
PLANNING DISTRICT: 12

ZONING PANEL: 1

Land Use

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





FILE NAME: Wesenberg Management Group

APPLICATION TYPE: Rezone

FILE #: 15-133643 DATE: 6/25/2015

PLANNING DISTRICT: 12

ZONING PANEL: 1

Zoning

- R3 One-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business
- VP Vehicular Parking
- Subject Parcels
- Section Lines

