



Legislation Text

File #: Ord 15-39, **Version:** 1

Granting the application of Grand Realty Company LLP to rezone their property at 1261 Grand Avenue from R2 One-Family Residential to B2 Community Business and amending Chapter 60 of the Saint Paul Legislative Code pertaining to the Saint Paul zoning map.

WHEREAS, Pursuant to Minnesota Statutes §462.357 and § 61.800 of the Legislative Code, Grand Realty Company LLC, in Zoning File # 15-139-932, duly petitioned to rezone property at 1261 Como Avenue, part of PIN 032823420113, being legally described as:

[Map of area to be rezoned on page 16 of attached Zoning Committee staff packet]

Those parts of the parcels north of the centerline of the vacated East-West Alley in Block 1, Stinson's Boulevard Addition described as follows:

Part of Lot 3 and Lot 4, Block 1, Stinson's Boulevard Addition to St. Paul described as:

Beginning at Southwest corner of Lot 4; thence East to Southeast corner of Lot 3; thence North 28.35 feet along East line of said Lot 3; thence North 6 degrees 52 minutes 20 seconds West 29.49 feet; thence South 89 degrees 05 minutes 54 seconds West 14.71 feet; thence North 1 degree 58 minutes 54 seconds West 42.68 feet to South line of North 150 feet of Lots 3 and Lot 4; thence West along said South line to West line of Lot 4; hence South to beginning;

and that part of the East-West alley in Block 1, Stinson's Boulevard Addition to St. Paul, vacated by Resolution in Council File No. 89-2007 adopted November 9, 1989, filed February 18, 1990, as Document No. 2530791 (Abstract) and filed February 13, 1990, as Document No. 914815 (Torrens), described as follows: Beginning at the Southwest corner of Lot 9, Block 1, of said Stinson's Boulevard Addition to St. Paul; thence East, assumed bearing, along the South line of Lots 3,4,5,6,7,8, and 9, said Block 1 a distance of 276.50 feet; thence South 6 degrees 56 minutes 05 seconds East a distance of 20.15 feet to a point on the North line of Lot 16, Block 1, of said Stinson's Boulevard Addition to St. Paul; thence West along the North line of Lots 10, 11, 12, 13, 14, 15, and 16, said Block 1 a distance of 278.83 feet to the Northwest corner of said Lot 10, Block 1, of said Stinson's Boulevard Addition; thence North 00 degrees 17 minutes 56 seconds West a distance of 20.00 feet to the point of beginning; and that part of said East-West alley in Block 1, vacated by Resolution in Council File No. 94-1159 adopted August 10, 1994, filed February 22, 1995, as Document No. 2855922, described as follows:

That part of the East-West Alley in Block 1, Stinson's Boulevard Addition that lies Westerly of the Southerly extension across said alley of the East line of Lot 3, said Block 1 and also lies Easterly of the following described line: Commencing at the Southwest corner of Lot 9, said Block 1; thence Easterly along the South line of Lots 3 through 9, said Block 1, 276.50 feet to the point of beginning of the line to be described; thence Southeasterly 20.15 feet to a point on the North Line of Lot 16, said Block 1, 278.83 feet Easterly of the Northwest corner of Lot 10, said Block 1 and there terminating;

and a vacation of the right-of-way over, under and across that part of Ayd Mill Road, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 16, Block 1, Stinson's Boulevard Addition to St. Paul, Ramsey County, Minnesota; thence North 00 degrees 11 minutes 09 seconds West, assumed bearing along the east line of said Lot 16, a distance of 2.37 feet to the point of beginning of the vacation to be described; thence North 00 degrees 11 minutes 09 seconds West, continuing along said east line, a distance of 195.95 feet; thence North 07 degrees 14 minutes 24 seconds West a distance of 7.41 feet, thence North 89 degrees 54 minutes 16 seconds East a distance of 12.90 feet; thence South 00 degrees 05 minutes 44 seconds East a distance of 195.30 feet; thence South 44 degrees 54 minutes 16 seconds West a distance of 11.31 feet; thence South 89 degrees 54 minutes 16 seconds West a distance of 3.67 feet to the point of the beginning;

from R2 One-Family Residential to B2 Community Business; having been consented to by at least 67 percent of the owners of the area to be rezoned; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on July 30, 2015, for the purpose of considering the rezoning petition, and pursuant to §107.03 of the Administrative Code, submitted its recommendation to the Planning Commission for approval; and

WHEREAS, the Planning Commission considered the rezoning petition at its meeting held on August 7, 2015, and recommended approval to the City Council; and

WHEREAS, notice of public hearing before the City Council on said rezoning petition was duly published in the official newspaper of the City on August 20, 2015, and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the property sought to be rezoned; and

WHEREAS, a public hearing before the City Council having been conducted on September 2, 2015, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the petition; now, therefore

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

Section 1.

That the zoning map of the City of Saint Paul as incorporated by reference in § 60.303 of the Saint Paul Legislative Code, as amended, is hereby further amended as follows:

That approximately 10,135 square feet of property at 1261 Grand, being more particularly described as:

Those parts of the parcels north of the centerline of the vacated East-West Alley in Block 1, Stinson's Boulevard Addition described as follows:

Part of Lot 3 and Lot 4, Block 1, Stinson's Boulevard Addition to St. Paul described as:

Beginning at Southwest corner of Lot 4; thence East to Southeast corner of Lot 3; thence North 28.35 feet along East line of said Lot 3; thence North 6 degrees 52 minutes 20 seconds West 29.49 feet; thence South 89 degrees 05 minutes 54 seconds West 14.71 feet; thence North 1 degree 58 minutes 54 seconds West 42.68 feet to South line of North 150 feet of Lots 3 and Lot 4; thence West along said South line to West line of Lot 4; hence South to beginning;

and that part of the East-West alley in Block 1, Stinson's Boulevard Addition to St. Paul, vacated by Resolution in Council File No. 89-2007 adopted November 9, 1989, filed February 18, 1990, as Document No. 2530791 (Abstract) and filed February 13, 1990, as Document No. 914815 (Torrens), described as follows: Beginning at the Southwest corner of Lot 9, Block 1, of said Stinson's Boulevard Addition to St. Paul; thence East, assumed bearing, along the South line of Lots 3,4,5,6,7,8, and 9, said Block 1 a distance of 276.50 feet; thence South 6 degrees 56 minutes 05 seconds East a distance of 20.15 feet to a point on the North line of Lot 16, Block 1, of said Stinson's Boulevard Addition to St. Paul; thence West along the North line of Lots 10, 11, 12, 13, 14, 15, and 16, said Block 1 a distance of 278.83 feet to the Northwest corner of said Lot 10, Block 1, of said Stinson's Boulevard Addition; thence North 00 degrees 17 minutes 56 seconds West a distance of 20.00 feet to the point of beginning; and that part of said East-West alley in Block 1, vacated by Resolution in Council File No. 94-1159 adopted August 10, 1994, filed February 22, 1995, as Document No. 2855922, described as follows:

That part of the East-West Alley in Block 1, Stinson's Boulevard Addition that lies Westerly of the Southerly extension across said alley of the East line of Lot 3, said Block 1 and also lies Easterly of the following described line: Commencing at the Southwest corner of Lot 9, said Block 1; thence Easterly along the South line of Lots 3 through 9, said Block 1, 276.50 feet to the point of beginning of the line to be described; thence

Southeasterly 20.15 feet to a point on the North Line of Lot 16, said Block 1, 278.83 feet Easterly of the Northwest corner of Lot 10, said Block 1 and there terminating;
and a vacation of the right-of-way over, under and across that part of Ayd Mill Road, Ramsey County, Minnesota, described as follows:

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be and is hereby rezoned from R2 to B2.

Section 2.

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.