

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Port Authority of Saint Paul
 2. **APPLICANT:** Port Authority of Saint Paul **HEARING DATE:** March 27, 2014
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 943-959 7th St E, NE corner at Forest
 5. **PIN & LEGAL DESCRIPTION:** 28.29.22.34.0124-0127; Terry's Addition Lots 1-3, Blk 19
 6. **PLANNING DISTRICT:** 4 **EXISTING ZONING:** T2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** March 17, 2014 **BY:** Jake Reilly
 9. **DATE RECEIVED:** March 6, 2014 **60-DAY DEADLINE FOR ACTION:** May 5, 2014
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- A. **PURPOSE:** Rezone from T2 traditional neighborhood to I2 general industrial.
- B. **PARCEL SIZE:** Three irregularly shaped parcels totaling 8,900 square feet (.20 acres)
- C. **EXISTING LAND USE:** Vacant commercial land (was a bar; now demolished)
- D. **SURROUNDING LAND USE:**
 - North: Industrial use (Zoned I2)
 - East: Residential uses (Zoned T2)
 - South: Residential uses (T2)
 - West: Industrial uses (I1)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This is part of the Port Authority's Beacon Bluff redevelopment. This was the site of Erick's bar. It was purchased by the Port Authority and demolished in 2013. Bush Avenue is proposed to be vacated between Beacon Bluff Business Center West, Block 2, Lot 1 and these parcels. The vacation will go before the City Council. The three parcels, the proposed vacated street and Block 2, Lot 1 will be combined to create one I2-zoned parcel.
- G. **DISTRICT COUNCIL RECOMMENDATION:** Dayton's Bluff Community Council had not provided a position on this rezoning request at the time of this staff report.
- H. **FINDINGS:**
 1. The Saint Paul Port Authority is requesting that these three parcels be re-zoned from T2 to I2 in order to accommodate the continued redevelopment of the area once owned by 3M and now known as Beacon Bluff Business Center. An end-user has not been identified at this time, but the Port Authority seeks to market the proposed larger site for redevelopment.
 2. The proposed zoning is consistent with the way this area has developed. The area has long had a variety of light and general industrial uses, including the former 3M main plant near this site, the Hamm's Brewery to the west along Minnehaha Avenue, and the Globe site further East on East 7th Street, zoned I2 and I1. E. 7th Street has long been home to commercial and mixed use development, including the former bar located on this site. The intent of the I2 general industrial district is intended primarily for manufacturing, assembling and fabrication activities.

3. The proposed zoning is consistent with the Comprehensive Plan. Policy 1.54 of the Land Use Chapter of the Comprehensive Plan (2010) lists the former 3M site as an opportunity site for future development, including for mixed use development or as an employment center. The proposed I2 zoning will support the development of the site as an employment center. It is also consistent with the Near East Side Roadmap (2012) real estate objective RE4.4 to assemble underutilized properties and create opportunities for small-scale commercial-industrial uses.
4. The proposed zoning is compatible with the surrounding uses, including the industrial uses along Phalen Boulevard, HealthEast Medical Transportation and the M&H gas station on Arcade Street, and the commercial-industrial properties already developed in the Beacon Bluff Business Center.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from T2 traditional neighborhood to I2 general 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

MAR 06 2014 PD=4

Per _____

Zoning Office Use Only

File #: 14-186369

Fee: _____

Tentative Hearing Date:

3-27-14

APPLICANT

Property Owner Port Authority of the City of St. Paul
 Address 380 St. Peter St. #850
 City St Paul St. MN Zip 55102 Daytime Phone 651-224-5686
 Name of Owner (if different) Same
 Contact Person (if different) Paul McInley Phone 763-496-6759

PROPERTY LOCATION

Address/Location NE Quad of Forest St & E Seventh St.
 Legal Description Block 19, Jerry's Addition to St. Paul, Ramsey Co.
 Current Zoning T-2
 (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,

Port Authority of the City of St. Paul, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a T-2 zoning district to a I-2 zoning
 district, for the purpose of: Combination with Bush Ave (to be vacated)
and the west portion of Lot 1, Block 2, Beacon Bluff
Business Center South, to the north, to be redeveloped.

(attach additional sheets if necessary) Map of current & proposed zoning is attached.

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

Subscribed and sworn to before me

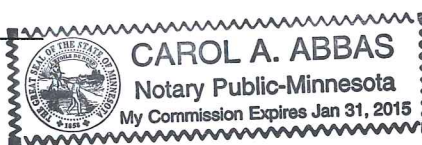
this 3rd day

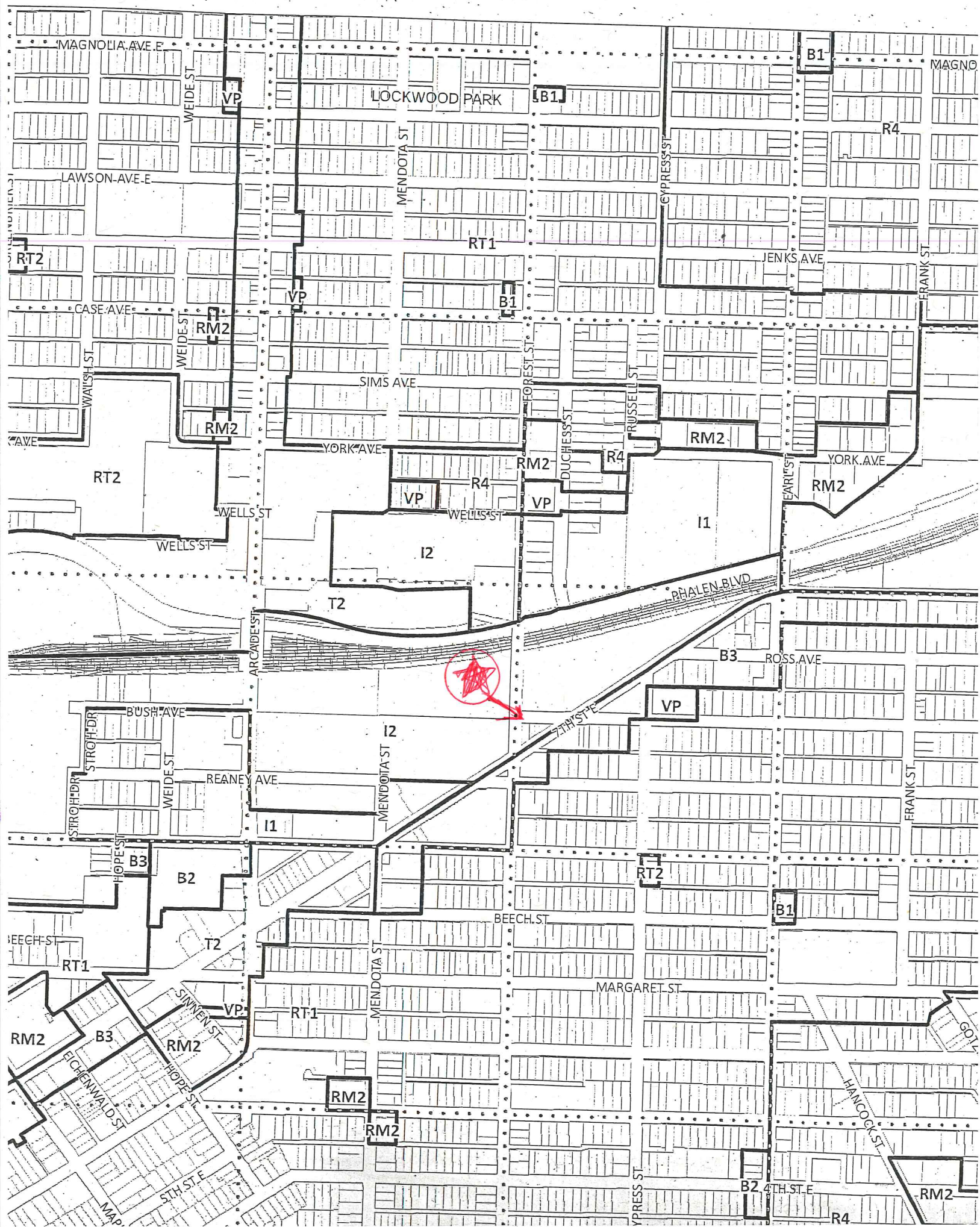
of March, 20 14

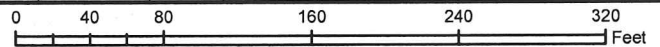
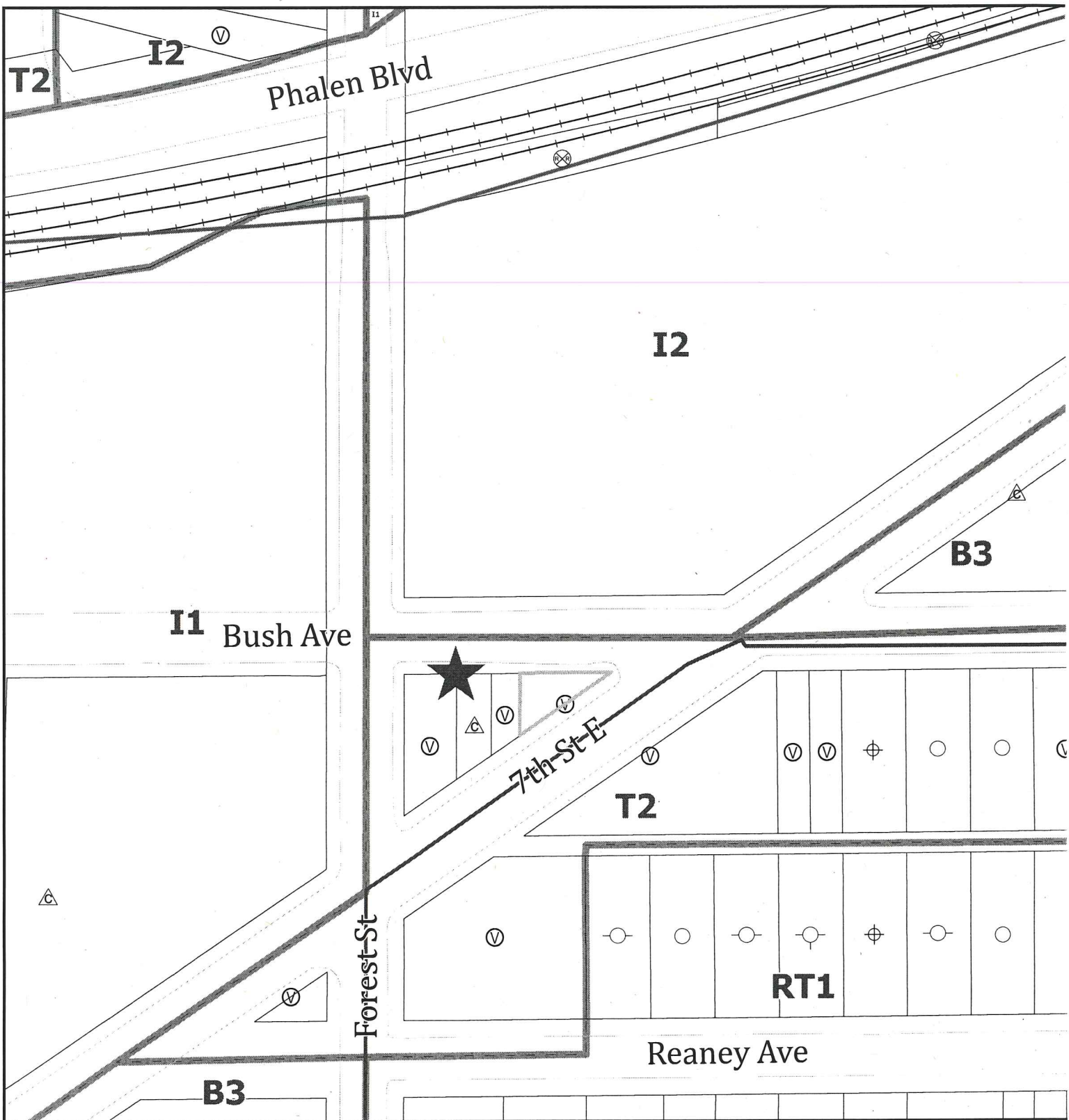
By: [Signature]
 Fee owner of property

Title: President

Notary Public







APPLICANT Port Authority

APPLICATION TYPE Rezone

FILE # 14-186369 DATE 3/12/2014

PLANING DISTRICT 4

ZONING MAP # 11

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|----------------------|--------------------------|
| Commercial & Office | Residential One Family |
| Industrial & Utility | Residential Two Family |
| Institutional | Residential Three Family |
| Vacant/Undeveloped | Multifamily |

Saint Paul Department of Planning and Economic Development
Ramsey County

