

ZONING COMMITTEE STAFF REPORT

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| 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 Pl 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 |
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- 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

APPLICANTProperty Owner Wesenberg Management Group, LLCAddress 1664 Grand Avenue, #3City 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

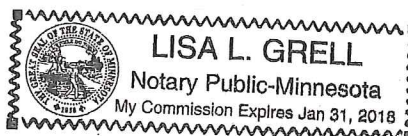
(attach additional sheets if necessary)

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

Subscribed and sworn to before me

this 4TH dayof 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 Miranda".

Suyapa Miranda

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



DATE: 06.09.2013

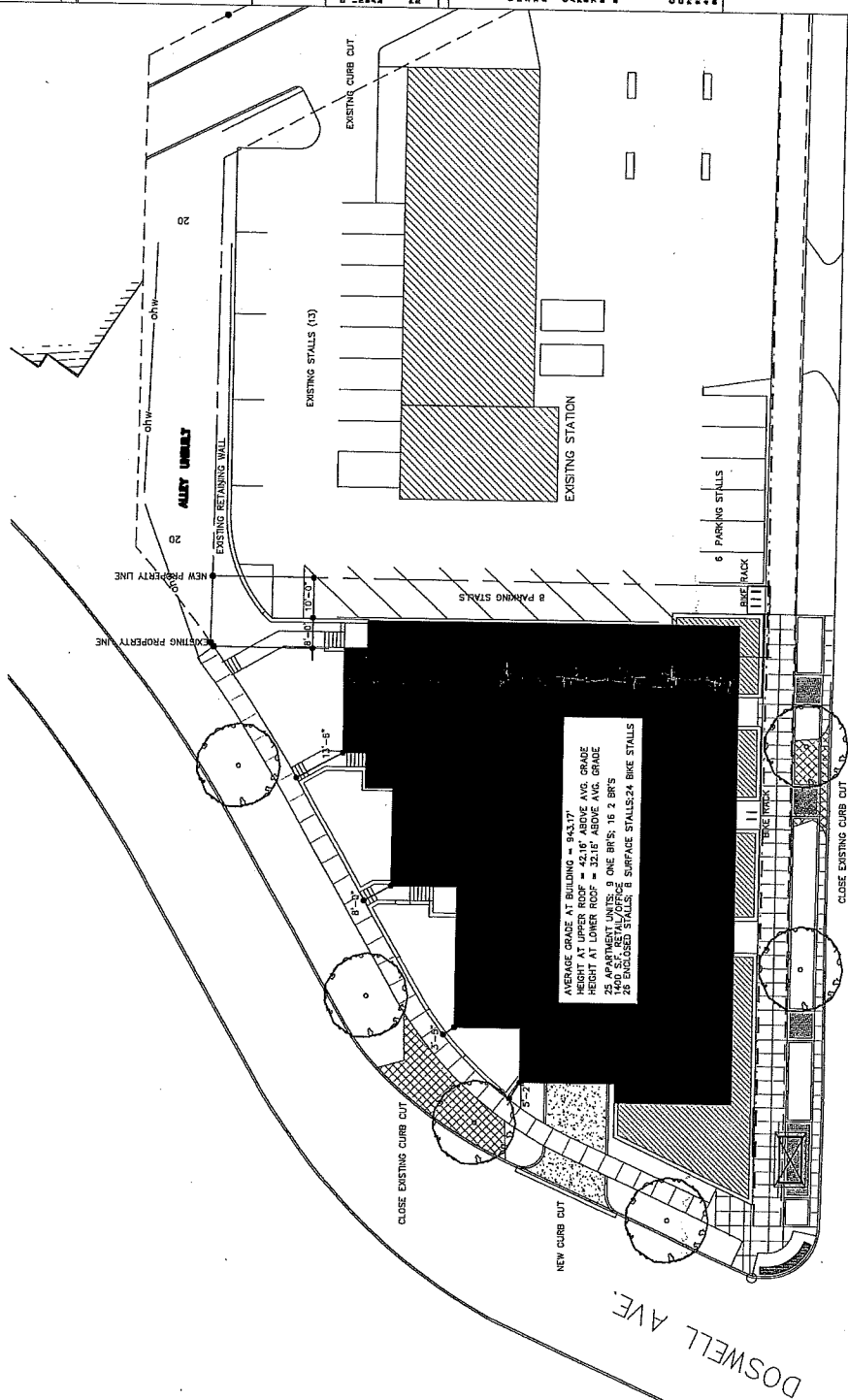
OWNER: Park 24 LLC

Grand Royal Estate Advisors
Developer Consultant
Suite Norden 081-172-1741
1864 Grand Avenue #2
St. Paul, MN 55116

College / architects
urbia
New York
631-477-0030
415 Baywood Avenue #200
A. Pond, Minnesota 55114
Principal Engineer

Evil Sibs Group
Evil Engineer / Landscaper Archi-Buddi

SITE PLAN APPLICATION

SITE
PLAN

COMO AVE.

~for~ CIVIL SITE GROUP

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



- LEGEND**
- | | |
|---|-------------------------------|
| ● | DNOTES IRON MONUMENT FOUND |
| ⊙ | DNOTES UTILITY POLE |
| ⊕ | DNOTES STREET LIGHT |
| □ | DNOTES TELEPHONE BOX |
| ◇ | DNOTES MISCELLANEOUS MANHOLE |
| ⊖ | DNOTES STORM SEWER MANHOLE |
| ⊗ | DNOTES STORM SEWER MANHOLE |
| ⊘ | DNOTES CATCH BASIN |
| ⊙ | DNOTES GATE VALVE |
| ⊕ | DNOTES WATER TOWER |
| ⊖ | DNOTES WATER SUPPORT |
| ⊗ | DNOTES EXISTING CONTOUR |
| ⊘ | DNOTES GUY WIRE |
| — | DNOTES OVERHEAD WIRE |
| — | DNOTES UNDERGROUND ELECTRIC |
| — | ADAPTES UNDERGROUND TELEPHONE |
| — | DNOTES UNDERGROUND GAS |
| — | DNOTES WATERMAIN |
| — | DNOTES SANITARY SEWER |
| — | DNOTES EXISTING FENCE |
| — | DNOTES EXISTING ELEVATION |
| — | DNOTES CONCRETE |
| — | DNOTES BITUMINOUS |

LEGAL DESCRIPTION:
 Lot 13, Block 32, St. Anthony Park North, except the Southeastly 50 feet thereof (measured at right angles to the Southeastly line), Ramsey County, Minnesota.

(Per Title Commitment No. xxxxxx)

(Torrens Property)
Torrens Certificate No. 332176

AND

GENERAL NOTES:

PROPERTY IDENTIFICATION # (PID) =
FIELD WORK COMPLETED 04/06/2015

BENCHMARK ADK

BASIS FOR ELEVATION: NAVD 88, VIA REAL TIME GPS MEASUREMENT UTILIZING MINDOT VRS NETWORK

ALTA "TABLE A" NOTES.

- [illegible]

[illegible]

SITE SURVEY

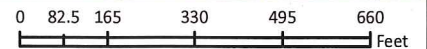
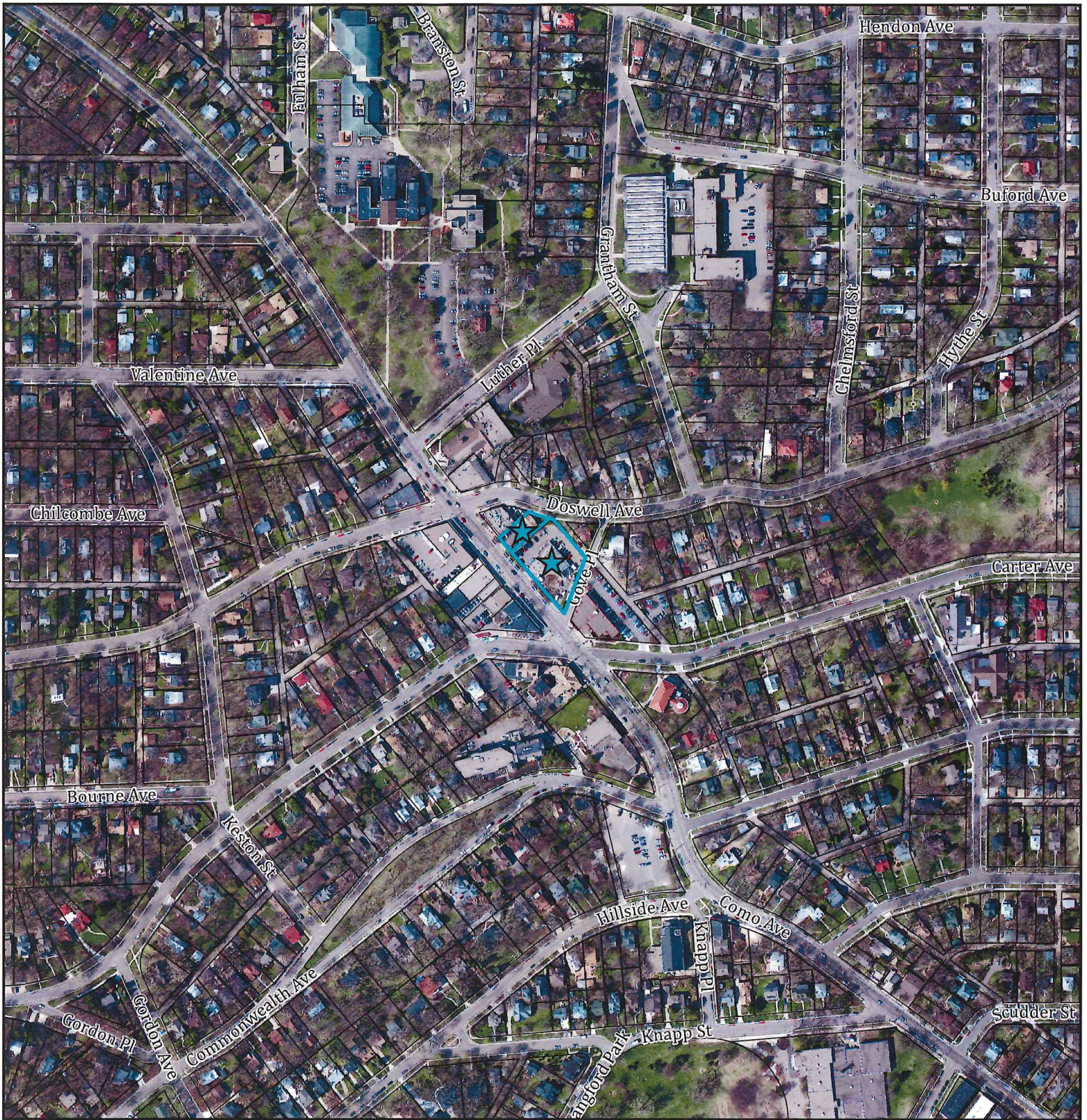
CO.1

BRANN BT: UCN	JOB NO: 15153	DATE: 04/17/15
CHECK BY: ERV		
1		
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NO. DATE		
	PER SQUARE FOOT	sq

H:\Users\NiveOneDrive\Land Projects 2008\SI75alts-d\Nvdg\SI75alts.dwg 4/17/2015 18:13:17 PM CST

JOB #15175

ACRE LAND SURVEYING
Serving Twin Cities Metro
area and beyond
763-458-2997 acrelandsurvey@gmail.com



FILE NAME: Wesenberg Management Group

Aerial

APPLICATION TYPE: Rezone

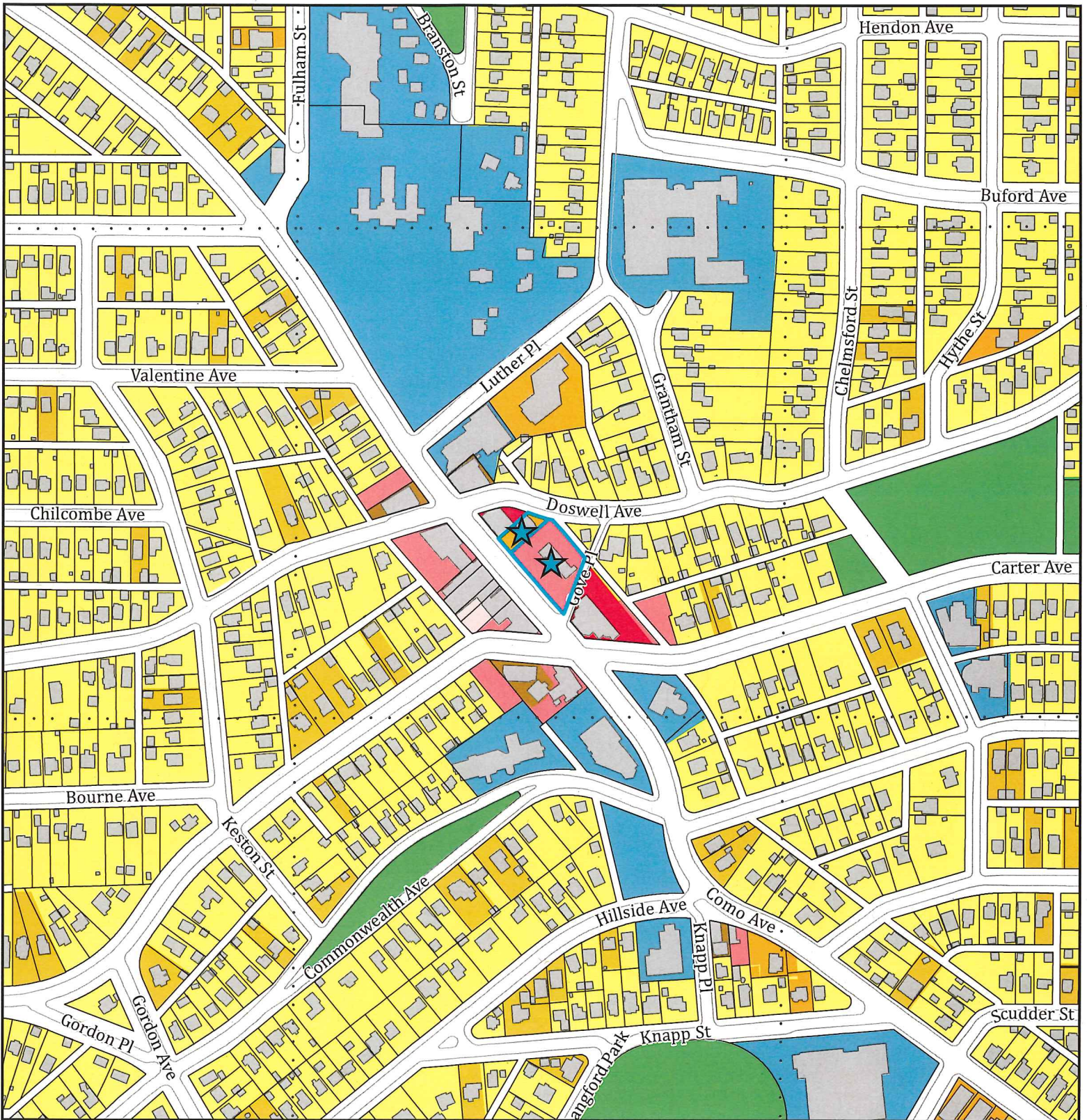
 Subject Parcels

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

PLANNING DISTRICT: 12

ZONING PANEL: 1





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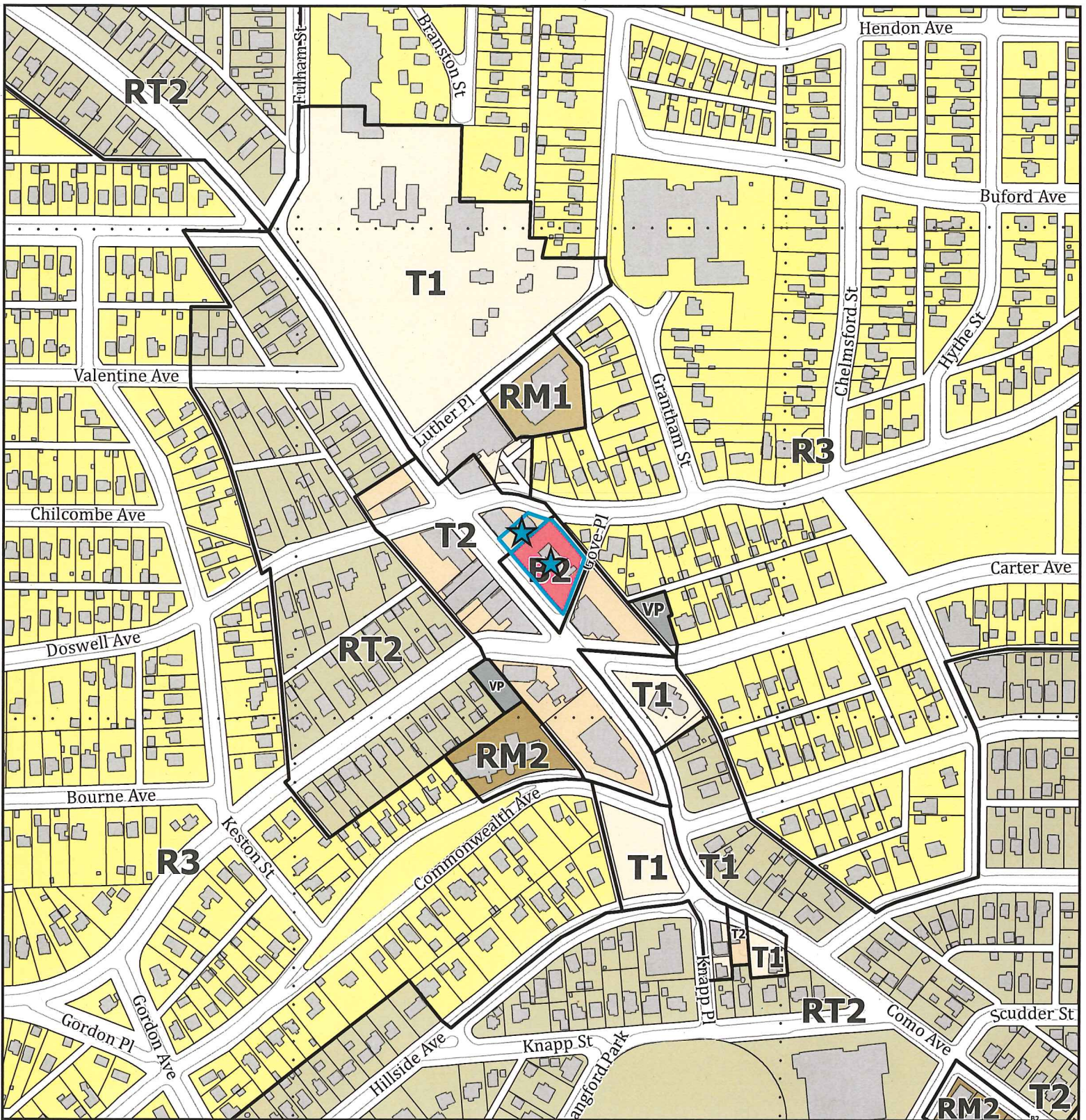
PLANNING DISTRICT: 12

ZONING PANEL: 1

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential

- Mixed Use Commercial and Other
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines



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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

0 82.5 165 330 495 660 Feet

