

## 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

#282942320084  
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 Snyder 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

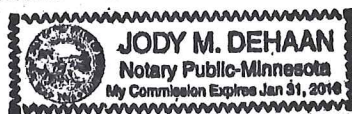
(attach additional sheets if necessary)

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



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City in America

### City of Saint Paul Assessments

<b>Property Address:</b>	877 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0078
<b>Legal Description:</b>	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 in America

### City of Saint Paul Assessments

<b>Property Address:</b>	881 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0079
<b>Legal Description:</b>	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

<b>Property Address:</b>	887 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0080
<b>Legal Description:</b>	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

<b>Property Address:</b>	889 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0081
<b>Legal Description:</b>	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

<b>Property Address:</b>	891 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0082
<b>Legal Description:</b>	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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### City of Saint Paul Assessments

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



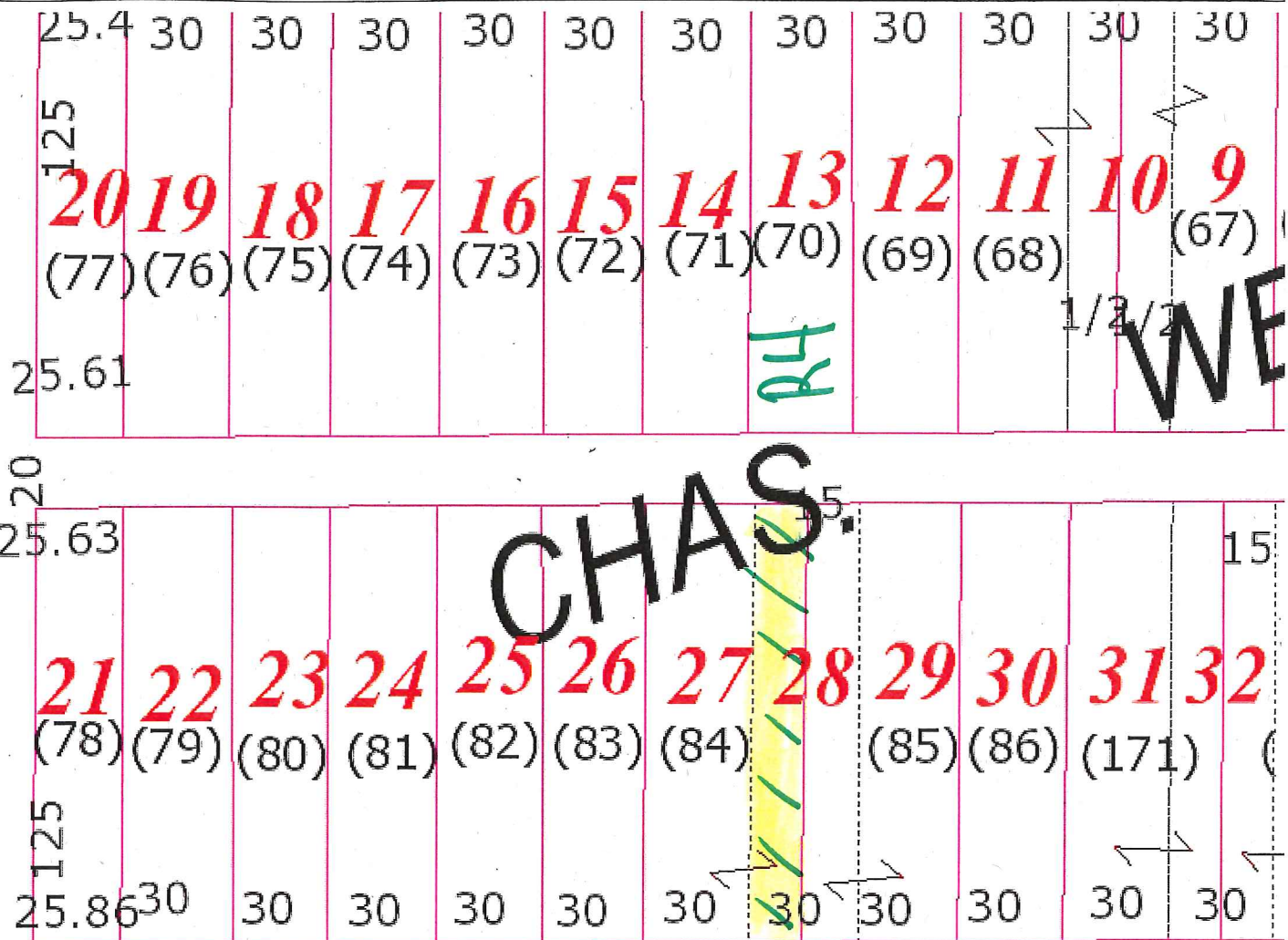
The Most Livable  
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### City of Saint Paul Assessments

<b>Property Address:</b>	897 WELLS ST <a href="#">Select a different property</a>
<b>Property ID:</b>	28-29-22-32-0084
<b>Legal Description:</b>	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



CHAS.

Wells St

S.89°10'49"W. 959.28'

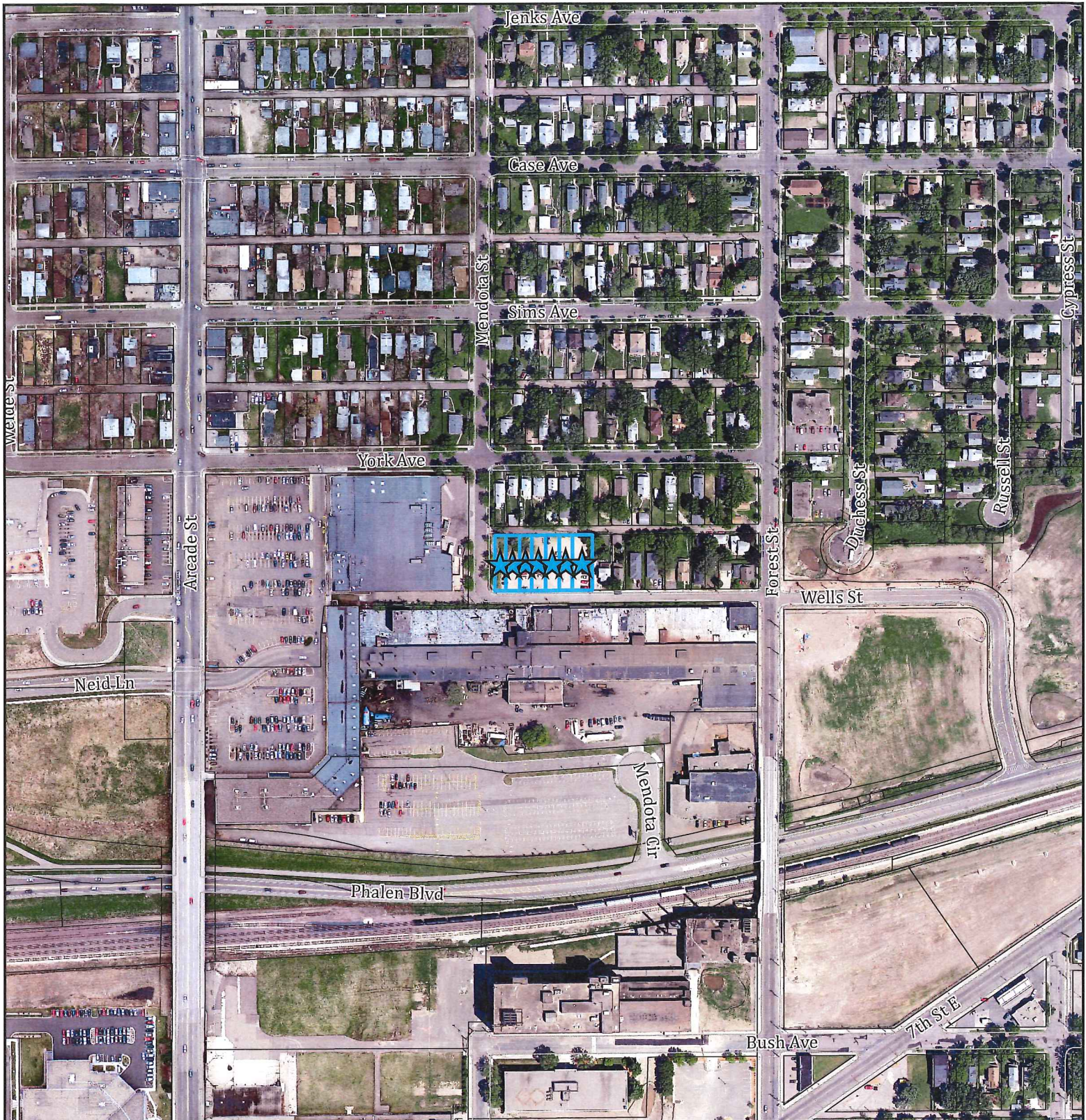
# AUDITOR'S SUB

254,877 SQ. FT. OR 5.85 AC.

867

50.00 100.0 Feet





0 82.5 165 330 495 660 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

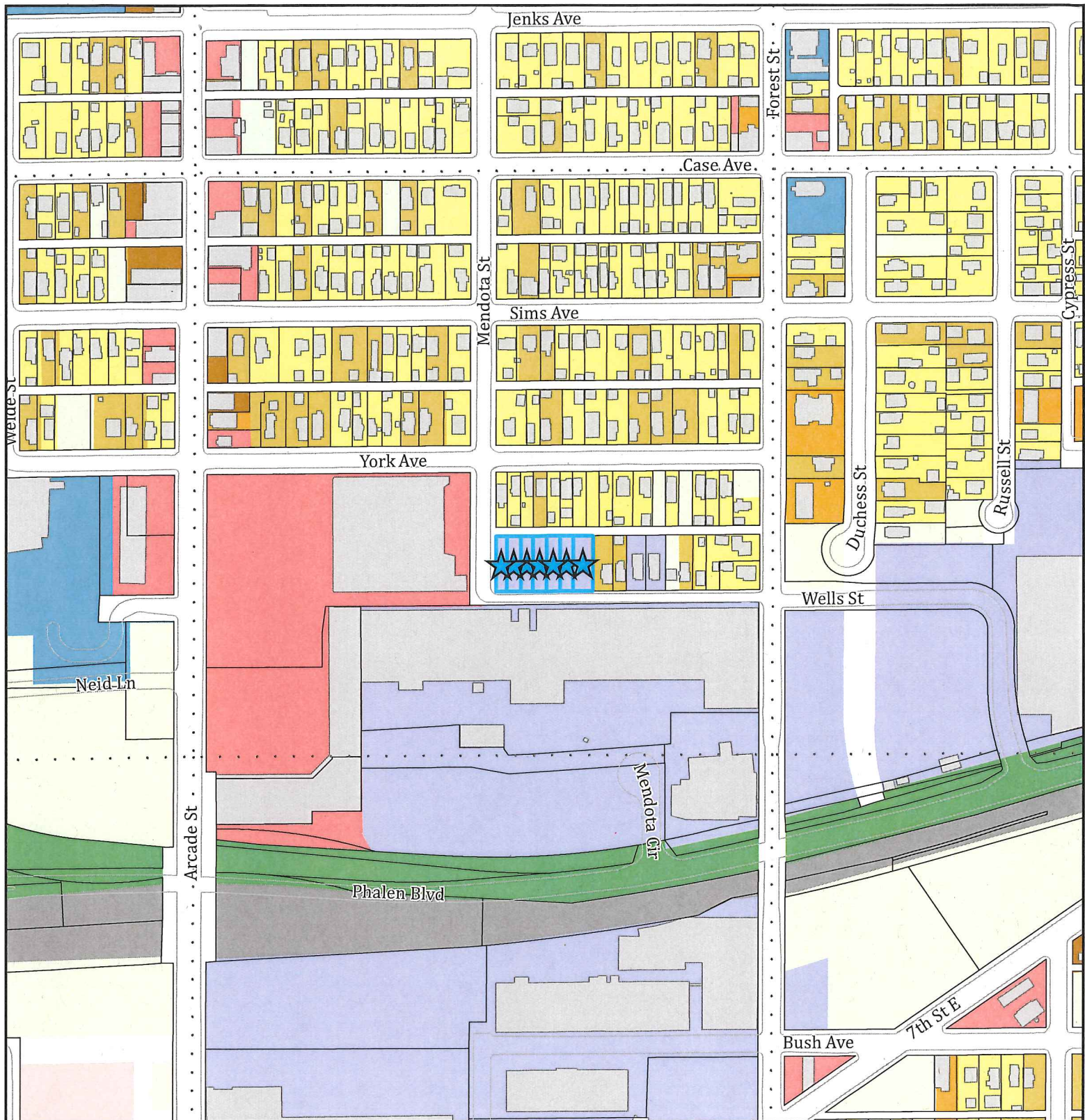
PLANNING DISTRICT: 5

ZONING PANEL: 11

*Saint Paul Department of Planning and Economic Development and Ramsey County*







FILE NAME: Northern Iron of St Paul LLC

APPLICATION TYPE: Rezone VP to IT

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

PLANNING DISTRICT: 5

ZONING PANEL: 11

#### Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

Industrial and Utility

Institutional

Park, Recreational or Preserve

Railway

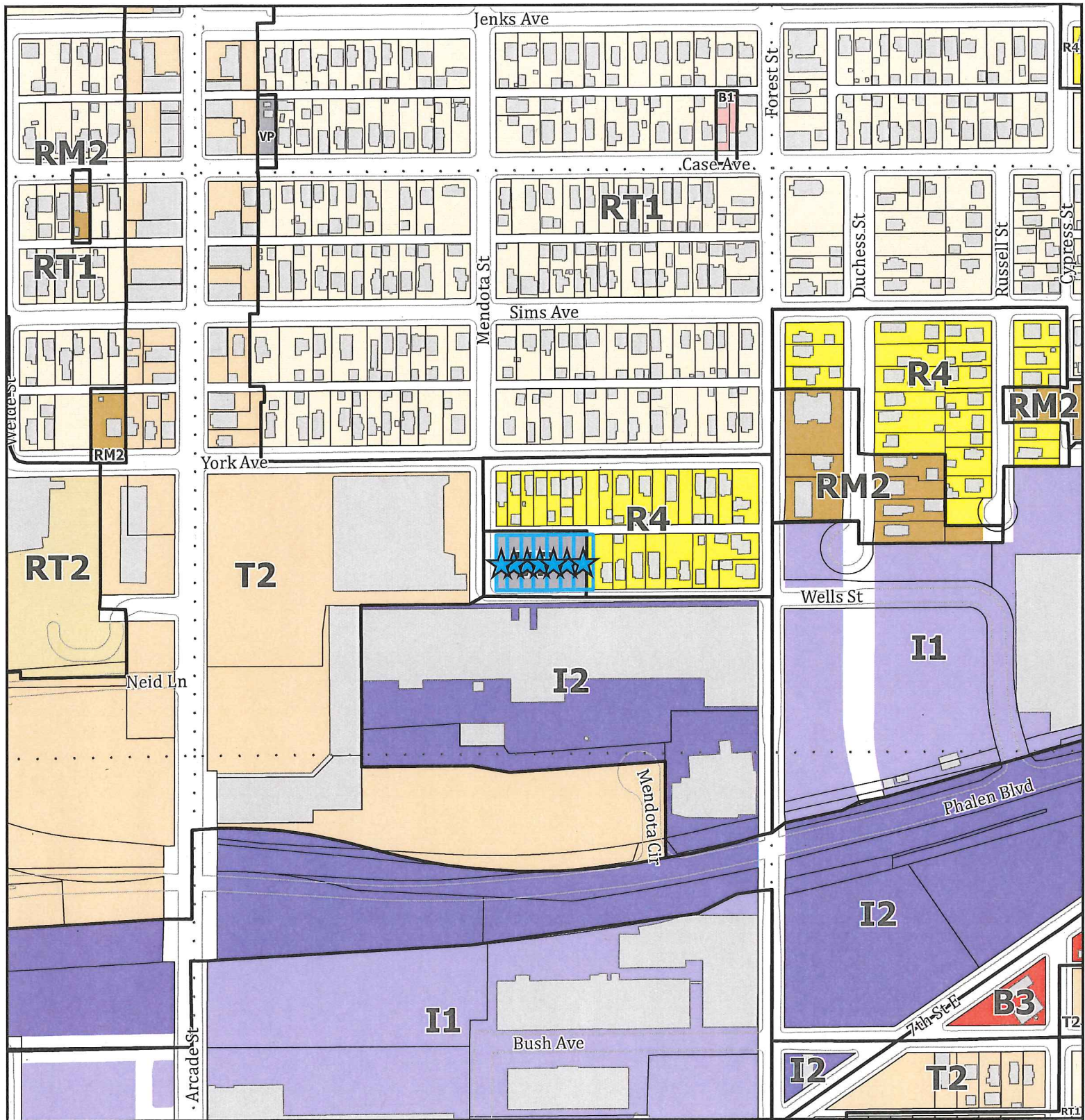
Undeveloped

Subject Parcels

Section Lines







FILE NAME: Northern Iron of St Paul LLC

APPLICATION TYPE: Rezone VP to IT

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

PLANNING DISTRICT: 5

ZONING PANEL: 11

### 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

