

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, February 14, 2013 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JANUARY 31, 2013, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 13-144-945 Raymond Condos / Lakes & Plains LLC**
Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular
Parking to T2 Traditional Neighborhood
842 - 858 Raymond Ave, and 2330 Long, NW corner at Bradford & Raymond
RM2
Patricia James 651-266-6639

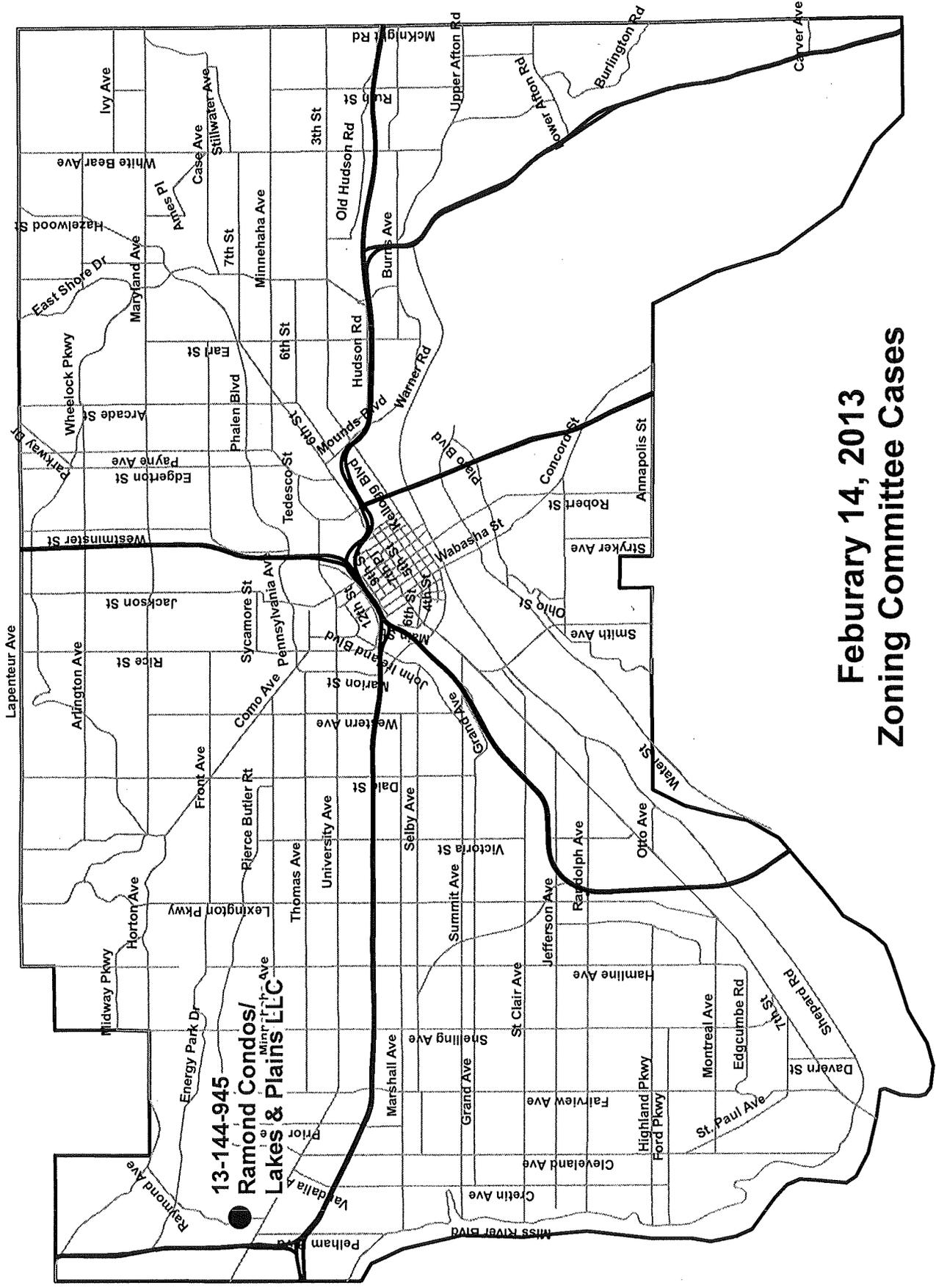
ADJOURNMENT

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

February 14, 2013 Zoning Committee Cases



13-144-945
Ramond Condos/
Lakes & Plains LLC

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Raymond Condominiums / Lakes & Plains LLC **FILE #:** 13-144-945
 2. **APPLICANT:** see attached **HEARING DATE:** February 14, 2013
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 854-856 Raymond Ave, 842 Raymond (841 Bradford) and 2330 Long Ave.
 5. **PIN & LEGAL DESCRIPTION:** PINs 292923420109 through 292923420115; CIC No 596 856 Raymond Condominium Units A through G; PIN 292923420047, St Anthony Park Minnesota The SEly 20 Ft Of Lot 8 And All Of Lot 9 Blk 81; PIN 292923420106, St Anthony Park Minnesota Subj To Street And Alley; Lots 10 & Lot 11 Blk 81
 6. **PLANNING DISTRICT:** 12 **EXISTING ZONING:** RM2, VP
 7. **ZONING CODE REFERENCE:** § 66.313, §61.801(b)
 8. **STAFF REPORT DATE:** February 6, 2013 **BY:** Patricia James
 9. **DATE RECEIVED:** January 17, 2013 **60-DAY DEADLINE FOR ACTION:** March 18, 2013
-

- A. **PURPOSE:** Rezoning from RM2 Medium-Density Multiple-Family Residential and VP Vehicular Parking to T2 Traditional Neighborhood
- B. **PARCEL SIZE:** 3 irregular parcels totalling 44,172 sq. ft., with 165 ft. of frontage on Raymond, 282 ft. of frontage on Bradford, and 176 ft. of frontage on Long
- C. **EXISTING LAND USE:** Commercial (professional offices, beauty salon) and off-street parking lot
- D. **SURROUNDING LAND USE:**
 - North and East: Medium density residential (RM2)
 - South: high density residential (RM3) and commercial (B2)
 - West: low density residential (R4)
- E. **ZONING CODE CITATION:** § 66.313 provides the intent of the T2 district; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** Prior to being rezoned RM2 in 1975 as part of a citywide zoning code replacement, the two commercial buildings were zoned Commercial, and the parking lot was zoned C1 Residential (a multi-family district with specific lot dimension standards). The property at 842 Raymond, constructed in 1949, was the Carpenter's District Council office, and the parking lot on Long was created in 1979 (ZF 8499). In 2002 the union moved out and sold the building to the current owner, Lakes and Plains, LLC. Since its construction in 1953, the building at 856 Raymond has been used for a variety of commercial uses. In 2003, the building was used by a film and video production business. Activities carried on by this business included retail, wholesale, office, showroom, light manufacturing, training, repair and service, and warehousing. On September 18, 2003, the Office of License, Inspections, and Environmental Protection (now Department of Safety and Inspections) notified the building's purchaser that these were the legal nonconforming uses permitted in this building. In 2005, the building was converted to commercial condominiums, and the Planning Commission approved a change of nonconforming use for a beauty salon in one of the units and a sign variance for all of the spaces in the building. (ZF# 05-130-499).
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 recommends approval of the rezoning.
- H. **FINDINGS:**
 1. The applicants are seeking to change the zoning of their properties from RM2 to T2 in order to make the zoning consistent with the current and former uses in the buildings. Rezoning the parking lot from VP to T2 will put it in the same zoning category as the building it serves.

2. The proposed zoning is consistent with the way this area has developed. The immediate area (within 500 feet of these properties) includes a mix of commercial, industrial, and residential uses of varying intensities. The intent of the T2 district, as provided in Sec. 66.313, is to encourage *a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods*. Changing the zoning to T2 will encourage continuing the existing variety of uses in these buildings and also provides for potential redevelopment of the parking lot for uses consistent with the neighborhood and adjacent property.
 3. The proposed zoning is consistent with the Comprehensive Plan. The properties proposed for rezoning are at the boundary of the Raymond-University mixed use corridor and the Raymond Avenue residential corridor as shown on the generalized 2030 land use plan map for the area (LU-L). Mixed Use Corridors include "areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space." Residential Corridors are street corridor segments running through Established Neighborhoods "predominately characterized by medium density residential uses." The Land Use section of the District 12 Plan (2008) states: "[r]edirect land use with appropriate regulatory controls to encourage an integrated mix of industrial, commercial, housing and public amenities, and a larger tax base" and "incorporate appropriate land use changes in the South St. Anthony area that reflect the future introduction of Light Rail Transit to the University Ave corridor and its evolution to a more connected residential and commercial area, while respecting the area's industrial base." A proposed addendum to the District 12 Plan includes this area in a "Creative Enterprise Zone" that seeks to "stabilize and advance conditions in which creative enterprises – light industry, artisans and artists -- can thrive in this area." The proposed rezoning is consistent with all of these policies.
 4. The proposed T2 Traditional Neighborhood zoning is compatible with the mixed use nature of the area, which includes abutting B2 commercial development and mixed density residential developments in the RM2, RM3, and R4 zoning 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 T2 zoning will permit uses compatible with the existing mix of uses and zoning districts in the immediate area as well as the northern portion of the Raymond/University LRT station area, zoned T3 Traditional Neighborhood, located one block south of these properties. It therefore does not constitute spot zoning.
 6. The petition for rezoning was found to be sufficient on January 17, 2013: 26 parcels eligible; 18 parcels required; 18 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 842 Raymond/841 Bradford and 854-856 Raymond Avenue from RM2 Medium-Density Multiple-Family Residential to T2 Traditional Neighborhood and the rezoning of 2330 Long Avenue from VP Vehicular Parking to T2 Traditional Neighborhood.

Consent of Adjoining Property Owners For A Rezoning - Exhibit A

Petitioners and Property Locations:

<u>Petitioner</u>	<u>Property Locations</u>
1. Patricia A. George	856 Raymond Ave., St. Paul, MN 55114
2. Cdm Enterprises, LLC	856 Raymond Ave., Unit B, St. Paul, MN 55114
3. Stephen P. Mastey	856 Raymond Ave., Unit C, St. Paul, MN 55114
4. Soth Studios, LLC	856 Raymond Ave., Unit D, St. Paul, MN 55114
	856 Raymond Ave., Unit E, St. Paul, MN 55114
5. Dawn M. Dekeyser and Geoffrey C. Warner	856 Raymond Ave., Unit F, St. Paul, MN 55114
	856 Raymond Ave., Unit G, St. Paul, MN 55114
6. Lakes and Plains, LLC	841 Bradford St., St. Paul, MN 55114
Lakes and Plains, LLC	2330 Long Ave., St. Paul, MN 55114



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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

PD
#

292923420047

APPLICANT

Property Owner Lakes and Plains LLC
 Address 842 Raymond Avenue Ste. 201
 City St. Paul St. MN Zip 55114 Daytime Phone 651-647-6250
 Name of Owner (if different) _____
 Contact Person (if different) Ferdinand F. Peters Phone _____

PROPERTY LOCATION

Address/Location 841 Bradford Street, Saint Paul, 55114
 Legal Description 29-29-23 St. Anthony Park, Minnesota, The Sely 20 Ft of Lot 8
And All of Lot 9 B1K 81
See Attached Current Zoning RM2
 (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,
Lakes and Plains, LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
 district, for the purpose of:

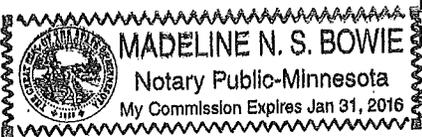
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012



By: F. Peters, CMO
 Fee owner of property
 Title: CMO

Madeline N.S. Bowie
 Notary Public



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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Lakes and Plains, LLC
 Address 842 Raymond Avenue, Str. 201
 City St Paul St. MN Zip 55114 Daytime Phone 651-647-6250
 Name of Owner (if different) _____
 Contact Person (if different) Ferdinand F. Peters Phone 651-647-6250

PROPERTY LOCATION

Address/Location 2330 Long Avenue, St. Paul, MN 55114
 Legal Description 29-29-33 St. Anthony Park, Minnesota Subj
to Street and Alley = Lots 10 + Current Zoning VP
 (attach additional sheet if necessary) Lot 11 B1K81

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,
Lakes and Plains, LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a VP zoning district to a zoning
 district, for the purpose of:

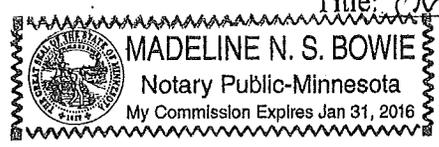
This rezoning application is being submitted to align the zoning with the actual use of this property, and the properties at 856 Raymond and 841 Bradford, to their actual use since they were built. This properties, and the other properties referenced above, are currently embedded in a RM2 zone and based on the historic nature (attach additional sheets if necessary) of these building, the use of the properties and logical future use, coincide with T2 zoning

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
 this 10th day
 of January, 2013
Madeline N.S. Bowie
 Notary Public

By: Ferdinand F. Peters
 Fee owner of property

Title: CEO



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Lakes and Plains, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Frederick Peters, cmo

NAME

841 Bradford St. and 2330 Lang Ave. 55114

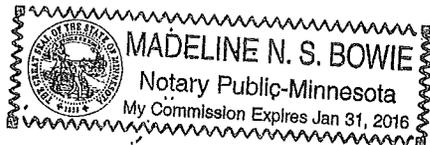
ADDRESS

651-647-6250

TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013

Madeline N.S. Bowie
NOTARY PUBLIC





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

Zoning Office Use Only

File #: _____
 Fee: _____
 Tentative Hearing Date:
2-14-13

PD-11

APPLICANT

Property Owner Patricia A. George
 Address 856 Raymond Avenue
 City St. Paul St. MN Zip 55114 Daytime Phone 651-238-3304
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue A, Saint Paul, 55114
 Legal Description 29-29-23 C1c No 596 856 Raymond Condo A
 Current Zoning RM2
 (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,
Patricia A. George, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

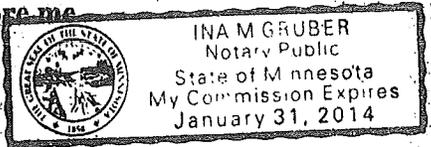
This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this Dec. 13 day of 2012



of _____, 20____

 Notary Public

By: Patricia A. George
 Fee owner of property
 Title: Owner of St George

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Patricia A. George, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Patricia A. George, Owner
NAME

856 Raymond Ave, Ste. A 55114
ADDRESS

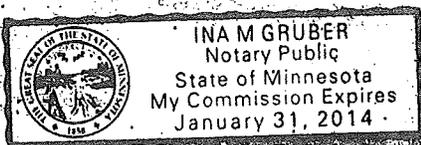
651-238-3304
TELEPHONE NUMBER

Subscribed and sworn to before me this
21st day of January, 2013



NOTARY PUBLIC

10-01





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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Cdm Enterprises LLC
 Address 856 Raymond Avenue Unit B
 City St. Paul St. MN Zip 55114 Daytime Phone 651-293-0102
 Name of Owner (if different) BRUCE JACOBSEN CMO
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue B, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo Unit B
 Current Zoning RM 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,
Cdm Enterprises LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012

Madeline N.S. Bowie
 Notary Public

MADELINE N. S. BOWIE
 Notary Public-Minnesota
 My Commission Expires Jan 31, 2016

By: Bruce Jacobsen
 Fee owner of property
 Title: CMO, Cdm Enterprises LLC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, CDM Enterprises, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Bruce Jacobson CMO
NAME

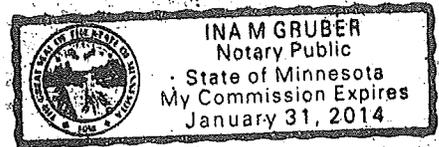
856 Raymond Ave., Ste. B 55114
ADDRESS

651-293-6102
TELEPHONE NUMBER

Subscribed and sworn to before me this
4th day of January, 2013.

[Signature]

NOTARY PUBLIC





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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Stephen P. Mastey
 Address 856 Raymond Avenue Unit C
 City St. Paul St. MN Zip 55114 Daytime Phone 651-646-1020
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue C, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo Unit C
 Current Zoning RM2
 (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,
~~Stephan~~ Stephen P. Mastey, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a ^{J2} zoning
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012

 **MADELINE N. S. BOWIE**
 Notary Public-Minnesota
 My Commission Expires Jan 31, 2016

By: [Signature]
 Fee owner of property
 Title: Property owner

Madeline N-S. Bowie
 Notary Public

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, STEPHEN MASTER, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

[Signature]
NAME

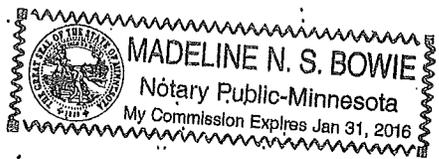
256 RAYMOND AVE SUITE C
ADDRESS ST. PAUL, MN 55114

651 646 1020
TELEPHONE NUMBER

Subscribed and sworn to before me this

2nd day of January, 2013

Madeline N.S. Bowie
NOTARY PUBLIC





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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Soth Studios LLC
 Address 856 Raymond Avenue #d
 City St. Paul St. MN Zip 55114 Daytime Phone 651-646-1678
 Name of Owner (if different) ALEC SOTH
 Contact Person (if different) _____ Phone 651-646-1678

PROPERTY LOCATION

Address/Location 856 Raymond Avenue D, Saint Paul, 55114
 Legal Description 29-29-23 Cic No 596 856 Raymond Condo Unit D
see attached Current Zoning RM2
 (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,
Soth Studios LLC, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a ^{T2} zoning
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

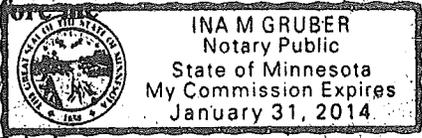
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 15th day
 of December 2011

 Notary Public



By: Alec Soth
 Fee owner of property
 Title: PRESIDENT

Property Location:

Address/Location: 856 Raymond Avenue E, Saint Paul, 55114

Legal Description: 29-29-23 Cic No 596 856 Raymond Condo Unit E

Current Zoning: LM2

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Seth Studios, LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

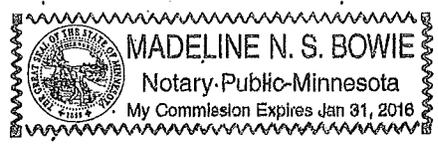
[Signature]
NAME

856 Raymond Ave., Ste. D and Ste. E 55114
ADDRESS

651-646-1678
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013.

Madeline N. S. Bowie
NOTARY PUBLIC





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

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner DAWN M. DeKaysor, Geoffrey C. Warner
 Address 1851 Goodrich Avenue
 City St. Paul St. MN Zip 55105 Daytime Phone 651-647-6650
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 856 Raymond Avenue F, St. Paul, 55114
 Legal Description 29-29-73 Cir No 596 856 Raymond Condo Unit F
see attached Current Zoning RM2
 (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,
Dawn M. DeKaysor & Geoffrey C. Warner, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a RM2 zoning district to a zoning
T2
 district, for the purpose of:

This rezoning application is being submitted to align the zoning with the actual use of these properties since they were built. The properties are currently embedded in a RM2 zone and based on the historic nature of these buildings, the use of the properties and logical future use, coincide with T2 zoning.

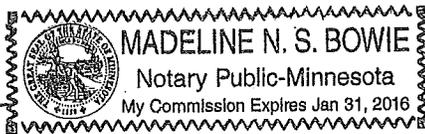
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 13th day
 of December, 2012

Madeline N.S. Bowe
 Notary Public



By: Geoffrey C. Warner
 Fee owner of property
 Title: property owner

See attached Exhibit A for additional property owner

Property Location:

Address/Location: 856 Raymond Avenue G, Saint Paul, 55114

Legal Description: 29-29-23 Cic No 596 856 Raymond Condo Unit G

Current Zoning: RM2

Petition to Amend the Zoning Code
Exhibit A - Additional Signature of Property Owner

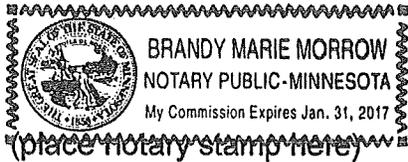
Subscribed and sworn to before me

this 14 day of December, 2012

Brandy Morrow
Notary Public

By: Dawn M. Dekeyser
Dawn M. Dekeyser

Title: Property Owner



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Dawn M. DeKaiser, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Dawn M. DeKaiser

NAME

856 Raymond, Studios G & F

ADDRESS

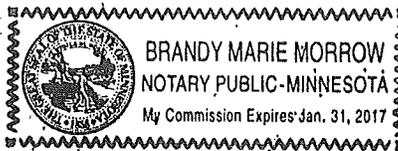
651-695-1756

TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013.

Brandy Morrow

NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Geoffrey C. Warner, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Geoffrey C. Warner, owner
NAME

856 Raymond Ave., Ste. F. and Ste. G 55114
ADDRESS

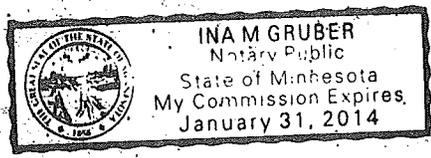
651-647-6650
TELEPHONE NUMBER

Subscribed and sworn to before me this
2nd day of January, 2013

[Signature]

NOTARY PUBLIC

10-01



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of See Exhibit A
(name of petitioner)
to rezone the property located at See Exhibit A
from a RM2 zoning district to a T2 zoning district and
2. A copy of sections 66-232 through 66-344, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

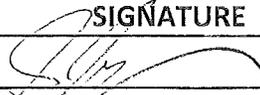
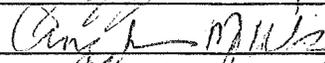
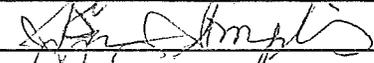
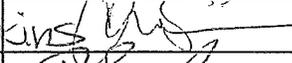
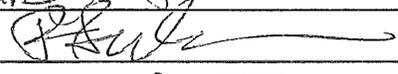
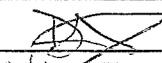
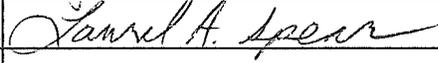
See Exhibit A to a T2 zoning district.
(name of petitioner)

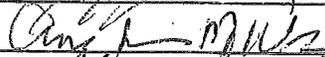
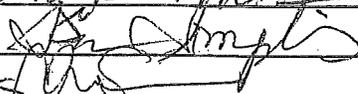
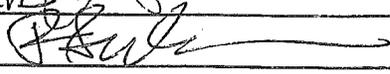
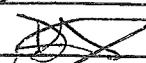
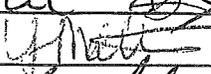
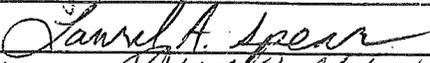
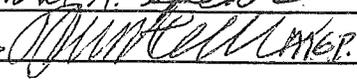
We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
841 Bradford St., St. Paul	Lakes + Plains, LLC	[Signature]	12/13/12
2330 Lanier Ave., St. Paul	Lakes + Plains, LLC	[Signature]	12/13/12
856 RAYMOND AVE SUITE L	STEPHEN MASTBY	[Signature]	12/13/12
856 Raymond Ave Studio F	Geoffrey Warner	[Signature]	12/13/12
856 Raymond Ave Studio G	Geoffrey Warner	[Signature]	12/13/12
856 Raymond Ave Studio F	Dawn DeKeyser	[Signature]	12-14-12
856 Raymond Ave Studio G	Dawn DeKeyser	[Signature]	12-14-12
856 Raymond Ave, Studio A	Patricia George	[Signature]	12/13/12
856 RAYMOND AVE, UNIT B	B CDM Enterprises	[Signature]	12/13/12
856 RAYMOND AVE ST D	South Studios, LLC	[Signature]	12/13/12
856 RAYMOND AVE ST E	South Studios LLC	[Signature]	12/13/12
874 Raymond Ave	Jane Barnstable	[Signature]	12-18-12

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

9/08

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
2356 Long Ave SS117	Jon Lanz		12/18/12
857 Raymond Ave	Angela Wilcox		12/18/12
853 Raymond Ave	Anna Simpkins		12/18/12
853 Raymond Ave	Charles Simpkins		12/18/12
869 Raymond Ave.	REVERSE ELEC		12/22/12
872 Raymond Ave	Don W. Hedges/WHedges LLC		12/26/12
847 Raymond Ave	LINDSEY MOYTS		12/31/12
2341 ELLIS AVE.	LAUREL SPEAR		12/31/12

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
2356 Long Ave SS117	Jon Lanz		12/18/12
857 Raymond Ave	Angelawilcox		12/18/12
853 Raymond Ave	Anna Simpkins		12/18/12
853 Raymond Ave	Charles Simpkins		12/18/12
869 Raymond Ave.	RYDER SEELER		12/22/12
872 Raymond Ave	Don W. Hedger / Abil Hedger LLC		12/26/12
847 Raymond Ave	LINDSEY MATTS		12/27/12
2341 ELLIS AVE.	LAUREL SPEAR		12/31/12
821 RAYMOND AVE	BAKER EAST PARTNERS		1/7/13

CITY OF SAINT PAUL

RECEIVED

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

JAN 17 2013

Pet _____

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Stephen Mastey, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 4 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

[Signature] 1.17.2013

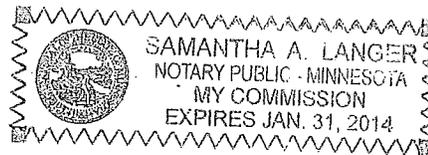
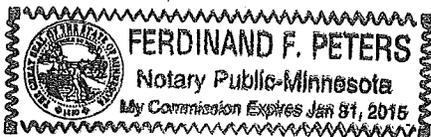
[Signature]
NAME

856 Raymond Ave SEC
ADDRESS ST. PAUL, MN 55114

651-646-1020
TELEPHONE NUMBER

Subscribed and sworn to before me this
16th day of JANUARY, 2013.

[Signature]
NOTARY PUBLIC



Samantha Langer
1/17/03

CITY OF SAINT PAUL

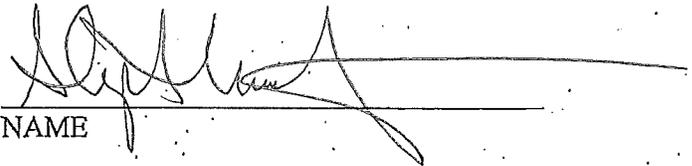
AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

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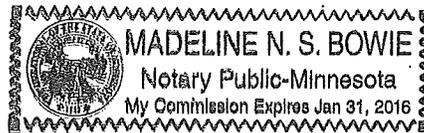

NAME

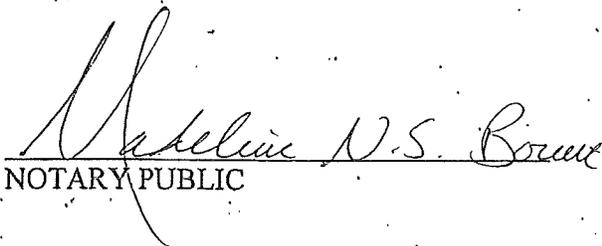
856 RAYMOND AVENUE SUITE C
ADDRESS ST PAUL MN 55117

651.646.1020
TELEPHONE NUMBER

Subscribed and sworn to before me this

2nd day of January, 2013.




NOTARY PUBLIC

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 1-4-13

DATE PETITION RESUBMITTED: 1-17-13

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 26

PARCELS ELIGIBLE: 26

PARCELS REQUIRED: 18

PARCELS REQUIRED: 18

PARCELS SIGNED: 17

PARCELS SIGNED: 18

CHECKED BY: Paul Dubruzel

DATE: 1-10-13

Paul Dubruzel

Dubruiel, Paul (CI-StPaul)

From: Amy Sparks <amy@sapcc.org>
Sent: Tuesday, January 22, 2013 11:47 AM
To: Dubruiel, Paul (CI-StPaul)
Cc: Stephen Mastey; Ferd Peters
Subject: Rezoning

Paul:

The St. Anthony Park Community Council/District 12 has voted to support the rezoning of 856 Raymond Avenue, 2330 Long Avenue and 841 Bradford Street from RM2 to T2 zoning.

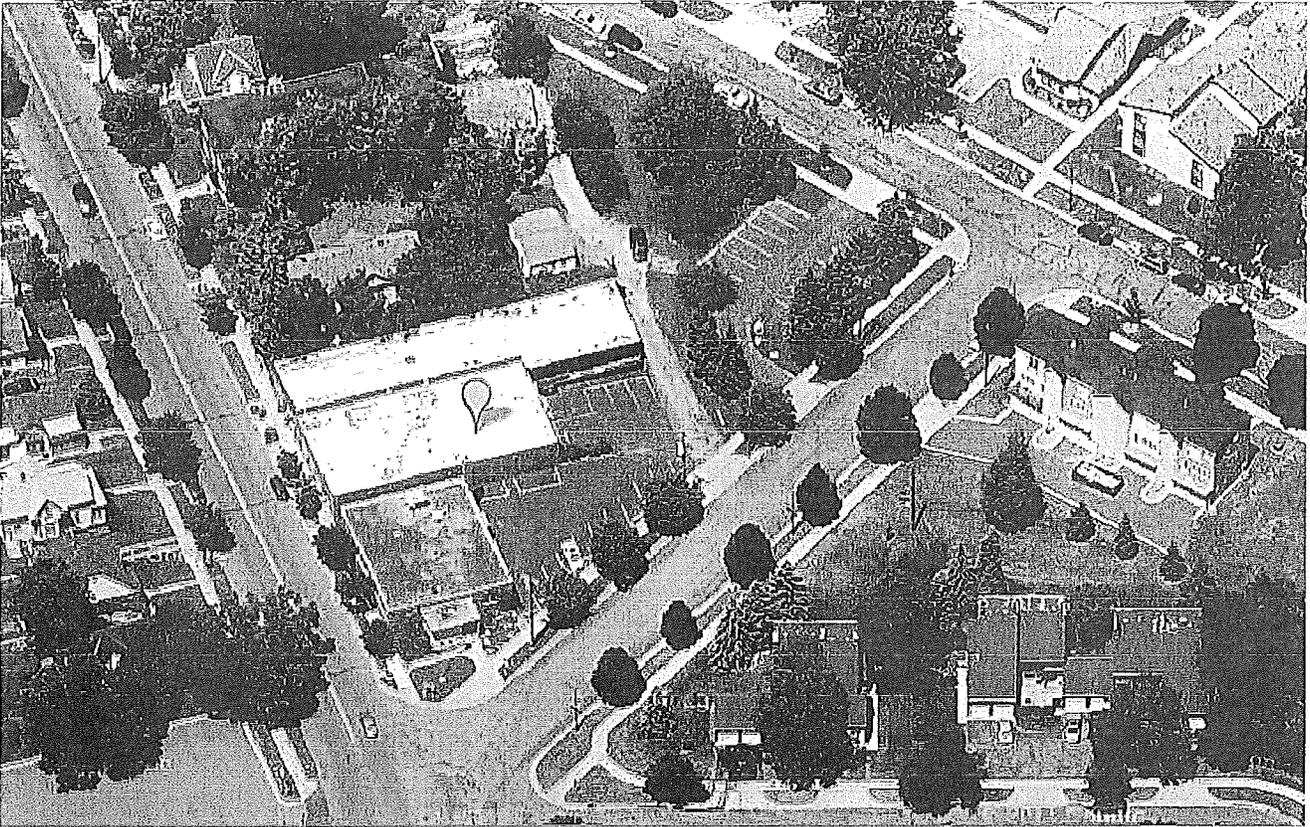
Let me know if you need a letter in addition to this email.

Thank you,

Amy

--
*Amy Sparks, Executive Director
St. Anthony Park Community Council, District 12
890 Cromwell Ave., St. Paul, MN 55114
651-649-5992 | amy@sapcc.org | www.sapcc.org*

*The one thing no species can ever be is self-reliant. Being entangled is the condition of life itself.
- Verlyn Klinkenberg*



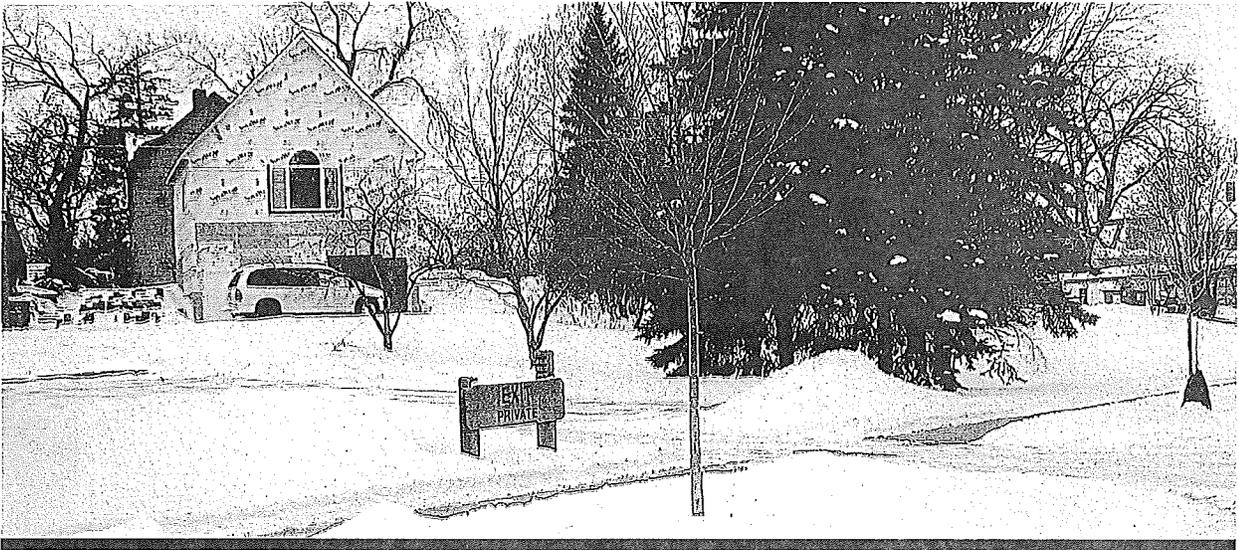
Area proposed for rezoning



Site at 856 Raymond



Site at 842 Raymond/841 Bradford



Parking lot exit onto Long



Across Long from parking lot



Across Bradford from parking lot



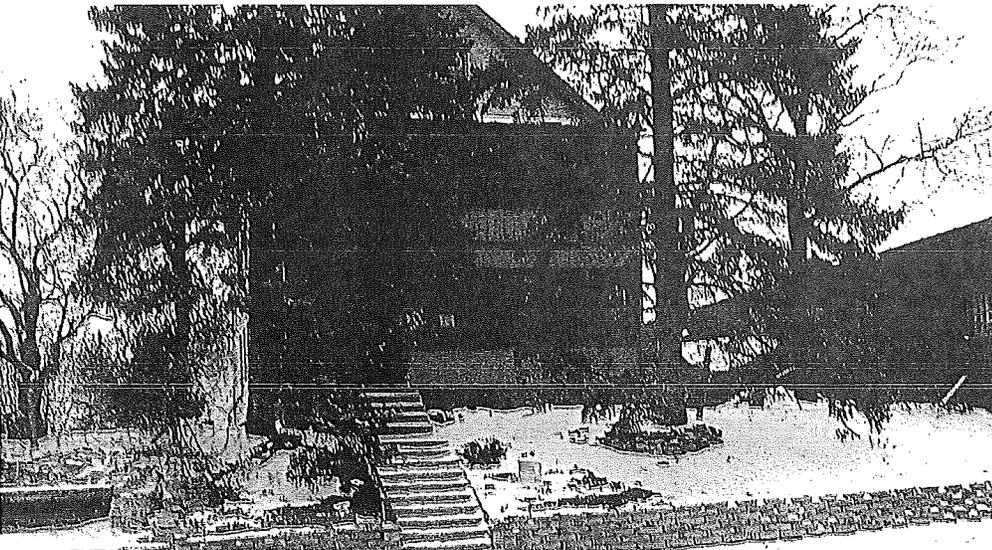
Across Bradford (SE corner Bradford/Raymond)



Baker Court, SW of site across Raymond



Across Raymond



North of 856 Raymond



APPLICANT Raymond Condos / Lake & Plains
 PURPOSE REZ. RM2, VP → TN
 FILE # 13-144945 DATE 1-17-13
 PLNG. DIST. 12 Land Use Map # 9
 Zoning Map # 7

LEGEND

-  zoning district boundary
-  subject property
-  one family
-  two family
-  multiple family
-  commercial
-  industrial
-  vacant

