

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Jamestown Homes LLLP **FILE #:** 16-000-819
 2. **APPLICANT:** Jamestown Homes LLLP **HEARING DATE:** January 28, 2016
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 586 Central Ave W, area bounded by Dale, Central, Kent, and Saint Anthony
 5. **PIN & LEGAL DESCRIPTION:** 36.29.23.32.0078; Mackubin and Marshall's Addition, Lots 1 thru 14 and Lots 20 thru 30, Block 11
 6. **PLANNING DISTRICT:** 8 **EXISTING ZONING:** RM2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** January 20, 2016 **BY:** Tony Johnson
 9. **DATE RECEIVED:** January 5, 2016 **60-DAY DEADLINE FOR ACTION:** March 5, 2016
-

- A. **PURPOSE:** Rezone from RM2 Multiple Family Residential to T2 Traditional Neighborhood.
- B. **PARCEL SIZE:** 130,597 sq. ft.
- C. **EXISTING LAND USE:** Multi-family residential
- D. **SURROUNDING LAND USE:**

North: Community Action Partnership/Head Start, Antioch Youth & Family Center, and Townhomes (RM1)

South: Omar's Auto (B2), Interstate 94

East: Central Hi-Rise Apartments (RM3)

West: Storage Garage (B2) and Saint James African Methodist/Episcopal Church (RM1)

- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** In March 2015 the applicant submitted a site plan review application for renovation of the property and received the comment that the proposed changes would require a variance for parking or rezoning to a traditional neighborhood district, which would eliminate the parking requirement for this site within ¼ mile of an LRT station.
- G. **DISTRICT COUNCIL RECOMMENDATION:** No comments from District 8 as of Jan. 20.
- H. **FINDINGS:**
 1. The Twin Cities Housing Development Corporation is planning to make substantial renovations to the interior and exterior of the property. Proposed exterior renovations include play area improvements, new landscaping, adding 4 handicapped parking spaces near 4 units that are being made fully handicap accessible, and reconfiguring the parking lots including making the nonconforming parking setback adjacent to Kent St. conforming. The applicant is seeking a rezoning from RM2 to T2 in order to reduce the amount of surface parking from 89 spaces to 63 spaces. Under RM2 zoning the property currently has a legal nonconforming parking deficiency. Under T2 zoning the minimum parking requirement is eliminated for property within ¼ mile of LRT service on University Avenue, which applies to this property. The applicant has provided information showing that the proposed reduced amount of off-street parking is more than enough to meet the need here.

2. The applicant has submitted an application to split off the vacant northwest portion of the site as a separate lot for future development. Rezoning the parcel to T2 will allow a broader range of land uses and provide for transit-oriented mixed-use development for this site near an LRT station, consistent with surrounding commercial, institutional, and multi-family residential development.
3. The proposed T2 zoning is consistent with the way this area has developed. Dale Street has a mix of commercial, institutional, and residential uses, characteristic of the type of development that is permitted within the T2 traditional neighborhood zoning district. More recently, higher density mixed-used development has occurred at the intersection of University and Dale, which is zoned T3. T2 is also consistent with the RM1 and RM3 zoning and development north and east of the site.
4. The proposed zoning is consistent with the Comprehensive Plan, which identifies the majority of the parcel as being within a mixed-use corridor. The proposed zoning is also consistent with the Dale Street Station Area Plan which identifies the subject parcel as being part of the "South Entry", and "well situated for future residential or small scale employment uses."
5. The proposed T2 zoning is compatible with the surrounding land uses. There is a mix of residential, commercial, and institutional land uses adjacent to the site. The T2 traditional neighborhood district permits a variety of uses similar to those that exist in the area.
6. 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 is not spot zoning because the T2 uses are consistent with the surrounding multifamily residential and commercial zoning designations and uses.
7. The petition for rezoning was found to be sufficient on 12/29/2015: 11 parcels eligible, 8 parcels required, owners of 8 parcels signed.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from RM2 Multiple Family Residential to T2 Traditional Neighborhood.

PETITION TO AMEND THE ZONING CODE

Tentative Hearing Date:
1-28-16



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 #: 16-000819

Fee: 1700.00

PD=8

#362923320078

APPLICANT

Property Owner Jamestown Homes, LLLP
c/o TCHDC Jamestown Homes, LLC
Address 400 Selby Avenue, Ste. C
City St. Paul State MN Zip 55102 Daytime Phone 651-292-0211 x225

PROPERTY LOCATION

Address/Location 586 Central Avenue
Legal Description See attached legal description

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, Jamestown Homes, LLLP, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM-2 zoning district to a T-2 zoning district, for the purpose of:

Substantial rehabilitation of existing apartment development

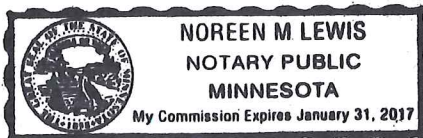
(Attach additional sheets if necessary)

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

Subscribed and sworn to before me

Date Dec. 18th 2015

N. Lewis
Notary Public



Jamestown Homes, LLLP
By: Barbara M. McQuillen
Barbara M. McQuillen, Chief Mgr.
Fee owner of property
TCHDC Jamestown Homes, LLC
General Partner

ck 20727
1700
12-18-15 added



grading plan

notes:

1. EXISTING GRADE SHOWN BY DASHED LINES.
2. PROPOSED GRADE SHOWN BY SOLID LINES.
3. EXISTING BUILDING FOOTPRINTS SHOWN BY DOTTED LINES.
4. PROPOSED BUILDING FOOTPRINTS SHOWN BY SOLID LINES.
5. EXISTING DRIVEWAYS AND WALKWAYS SHOWN BY DOTTED LINES.
6. PROPOSED DRIVEWAYS AND WALKWAYS SHOWN BY SOLID LINES.
7. EXISTING UTILITIES SHOWN BY DASHED LINES.
8. PROPOSED UTILITIES SHOWN BY SOLID LINES.
9. EXISTING TREES AND SHRUBS SHOWN BY CIRCLES WITH INSIDE LETTERS.
10. PROPOSED TREES AND SHRUBS SHOWN BY CIRCLES WITH OUTSIDE LETTERS.
11. EXISTING PLAYGROUND SHOWN BY DOTTED LINES.
12. PROPOSED PLAYGROUND SHOWN BY SOLID LINES.
13. EXISTING FENCE LINE SHOWN BY DOTTED LINES.
14. PROPOSED FENCE LINE SHOWN BY SOLID LINES.
15. EXISTING DRIVEWAY SHOWN BY DOTTED LINES.
16. PROPOSED DRIVEWAY SHOWN BY SOLID LINES.
17. EXISTING WALKWAY SHOWN BY DOTTED LINES.
18. PROPOSED WALKWAY SHOWN BY SOLID LINES.
19. EXISTING UTILITY SHOWN BY DASHED LINES.
20. PROPOSED UTILITY SHOWN BY SOLID LINES.

legend:

EXISTING GRADE
PROPOSED GRADE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING DRIVEWAY
PROPOSED DRIVEWAY
EXISTING WALKWAY
PROPOSED WALKWAY
EXISTING UTILITY
PROPOSED UTILITY
EXISTING TREE
PROPOSED TREE
EXISTING SHRUB
PROPOSED SHRUB
EXISTING FENCE
PROPOSED FENCE

0' 10' 20' 30'

L-3

site grading plan

JAMESTOWN APARTMENTS

TWIN CITIES HOUSING DEVELOPMENT CORPORATION
600 CENTRAL AVENUE WEST
SAINT PAUL, MINNESOTA

NOT FOR CONSTRUCTION

spencer jones
landscape architect
and civil engineer
inc.

CERMAK RHOADES ARCHITECTS

1100 Hennepin Avenue, Suite 100, Minneapolis, MN 55403
P: 612.222.8821 F: 612.222.8700 www.cermakrhoades.com

The clearing of passive encroachments is only the option of this movement; should not be interpreted as a legal option and should not be interpreted as a complete listing.

3 The subject property has within Zone X (Areas determined to be suitable for D-22 commercial development) of the Millington Road Improvement Program. The nearest Interstate Route 440 Community Port No. 27334201026, dated June 4, 2010, (last modified) is located to the east of SL Port. RDA Community Port No. 2733246, which is designated as RDAHA (the special listed historic area) Zone C) by RDA and therefore is also map is printed (last 2010).

[illegible]

☐ A) Complete from attached and attached details	10/17/2012
☐ B) Complete from attached	10/17/2012
☐ C) Details in ALTA survey	10/17/2012
☐ D) Details in ALTA survey	10/17/2012

Drawing Title: **ALTA/SURVEY AND TITLE**

Project: **THIN CITIES HOUSING DEVELOPMENT CO-OP**

Address: **681-680 CENTRAL AVENUE W. ST. PAUL, MN**

Client: **THIN CITIES HOUSING DEVELOPMENT CO-OP**

Project Location: **1011 - 15th Ave NE, Minneapolis, MN 55412-1103**

Project Number: **1011-15th**

Project Name: **THIN CITIES HOUSING DEVELOPMENT CO-OP**

Project Address: **1011-15th Ave NE, Minneapolis, MN 55412-1103**

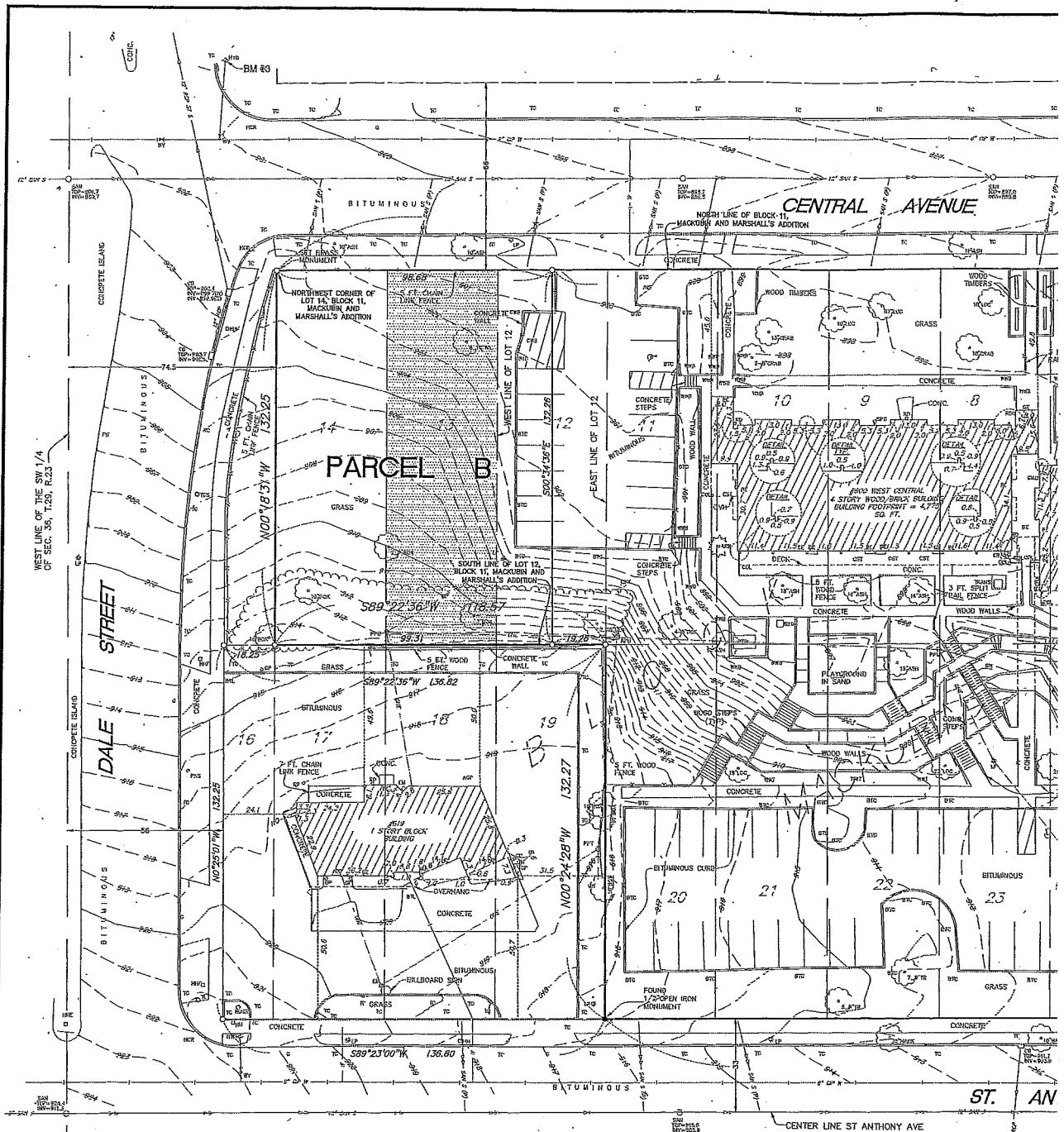
Project City: **Minneapolis, MN**

Project State: **MN**

Project Zip: **55412-1103**

Project Date: **10/17/2012**

Project Status: **1 of 1**



OVERALL DESCRIPTION OF PROPERTY SURVEYED

(Per Stewart Title Guaranty Company Commitment for Title Insurance File No. 59355 Supplemental No. 1, effective date March 30, 2014, issued by Guaranty Commercial Title, Inc.)

Lots One (1) through Fourteen (14) and Lots Twenty (20) through Thirty (30), Block Eleven (11), Mackubin and Marshall's Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

Part of the above being registered land as evidenced by Certificate of Title No. 301212

NOTE: The Torrens portion being more particularly described as follows: Lots 13, 27 and 28, Block 11, Mackubin and Marshall's Addition.

PLAT RECORDING INFORMATION

The plat of MACKUBIN AND MARSHALL'S ADDITION TO SAINT PAUL was filed of record in 1856.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Stewart Title Guaranty Company Commitment for Title Insurance File No. 59355 Supplemental No. 1, effective date March 30, 2014, issued by Guaranty Commercial Title, Inc. was relied upon as to matters of record.

DESCRIPTION OF PARCEL A

Lots 1 through 11 and Lots 20 through 30, Block 11, MACKUBIN AND MARSHALL'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lot 12, said Block 11, MACKUBIN AND MARSHALL'S ADDITION, lying east of a line described as commencing at the northwest corner of Lot 14, of said Block 11, MACKUBIN AND MARSHALL'S ADDITION; thence North 89 degrees 22 minutes 13 seconds East, along the north line of said Block 11, a distance of 95.88 feet to the point of beginning of the line to be described; thence South 00 degrees 34 minutes 36 seconds East 132.29 feet to the south line of said Lot 12 and said line there terminating.

Abstract and Torrens property.

DESCRIPTION OF PARCEL B

Lots 13 and 14, Block 11, MACKUBIN AND MARSHALL'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lot 12, said Block 11, MACKUBIN AND MARSHALL'S ADDITION, lying west of a line described as commencing at the northwest corner of said Lot 14; thence North 89 degrees 22 minutes 13 seconds East, along the north line of said Block 11, a distance of 95.88 feet to the point of beginning of the line to be described; thence South 00 degrees 34 minutes 36 seconds East 132.29 feet to the south line of said Lot 12 and said line there terminating.

Abstract and Torrens property.

AREAS

PARCEL A = 117,841 square feet or 2.705 acres

PARCEL B = 13,092 square feet or 0.301 acres

TOTAL = 130,933 square feet or 3.006 acres

RECEIVED
DEC 15 2015
BY: _____

Jamestown Homes Parking Study

Date	Day	Time	# Cars South Lot on St.	# Cars Smaller West Lot	Observer
			Anthony	on Central	
6/17/14	Tues	9:15 AM	20	2	DP
6/18/14	Wed	6:45AM	23	4	PM
6/18/14	Wed	8:15PM	15	6	FE
6/18/14	Wed	11:30 AM	18	3	DP
6/19/14	Thrus	7:15AM	24	5	PM
6/19/14	Thrus	6:20pm	24	5	FE
6/19/14	Thrus	8:15pm	28	5	FE
6/19/14	Thurs	8:50 AM	23	4	DP
6/20/14	Fri	10:10 AM	21	6	DP
6/20/14	Fri	7:15AM	26	6	PM
6/20/14	Fri	8:10PM	23	4	FE
6/21/14	Sat	11:20PM	19	6	FE
6/22/14	Sun	12:35PM	13	3	FE
6/23/14	Mon	7:20 AM	26	6	PM
10/20/15	Tues	8:30AM	20	3	GS
10/21/15	Wed	3:00PM	22	4	GS
10/22/15	Thurs	9:00AM	25	2	GS
10/23/15	Fri	2:30 PM	15	3	GS
10/26/15	Mon	9:00AM	21	2	GS
10/28/15	Wed	8:30AM	22	1	GS
10/29/15	Thrus	2:30 PM	21	3	GS
10/30/15	Fri	9:00AM	16	2	GS
11/2/15	Mon	8:30AM	18	6	GS
11/3/15	Tue	2:30 PM	19	4	GS
11/4/15	Wed	8:30AM	22	3	GS
11/6/15	Fri	9:00AM	26	3	GS
11/7/15	Sat	4:00PM	23	2	PM
11/9/15	Mon	8:30AM	18	5	GS
11/10/15	Tue	2:30 PM	21	5	GS
11/11/15	Wed	2:30 PM	16	6	GS
11/12/15	Thu	8:30AM	15	7	GS
11/13/15	Fri	3:00PM	20	6	GS
11/16/15	Mon	9:45 AM	20	4	GS
11/17/15	Tue	2:30 PM	18	5	GS
11/19/15	Thu	9:00AM	19	7	GS

11/20/15	Fri	8:30AM	20	3	GS
11/23/15	Mon	8:30AM	25	5	GS
11/24/15	Tue	2:30 PM	23	6	GS
11/25/15	Wed	8:30AM	24	4	GS
11/27/15	Fri	1:45PM	24	6	GS
11/30/15	Mon	9:00AM	24	3	GS
12/1/15	Tue	8:30AM	25	4	GS
12/2/15	Wed	3:00PM	21	2	GS
12/3/15	Thu	8:30AM	25	4	GS
12/4/15	Fri	9:00AM	20	7	GS
12/7/15	Mon	8:30AM	24	2	GS
12/8/15	Tue	1:30PM	22	5	GS
12/9/15	Wed	3:00PM	23	6	GS
12/10/15	Thu	8:30AM	20	4	GS
12/11/15	Fri	1:45PM	22	2	KJI
12/14/15	Mon	8:30AM	20	5	KJI
12/15/15	Tue	1:45PM	18	3	GS
12/16/15	Wed	3:00PM	20	2	GS
12/17/15	Thu	9:00AM	21	4	GS
12/18/15	Fri	3:00PM	18	4	GS
Average Total			21	4	
6/17/14	Tues	9:15 AM	20	2	DP
6/18/14	Wed	6:45AM	23	4	PM
6/18/14	Wed	11:30 AM	18	3	DP
6/19/14	Thrus	7:15AM	24	5	PM
6/19/14	Thurs	8:50 AM	23	4	DP
6/20/14	Fri	10:10 AM	21	6	DP
6/20/14	Fri	7:15AM	26	6	PM
6/23/14	Mon	7:20 AM	26	6	PM
10/20/15	Tues	8:30AM	20	3	GS
10/22/15	Thurs	9:00AM	25	2	GS
10/26/15	Mon	9:00AM	21	2	GS
10/28/15	Wed	8:30AM	22	1	GS
10/30/15	Fri	9:00AM	16	2	GS
11/2/15	Mon	8:30AM	18	6	GS
11/4/15	Wed	8:30AM	22	3	GS
11/6/15	Fri	9:00AM	26	3	GS
11/9/15	Mon	8:30AM	18	5	GS
11/12/15	Thu	8:30AM	15	7	GS
11/16/15	Mon	9:45 AM	20	4	GS
11/19/15	Thu	9:00AM	19	7	GS

11/20/15	Fri	8:30AM	20	3	GS
11/23/15	Mon	8:30AM	25	5	GS
11/25/15	Wed	8:30AM	24	4	GS
11/30/15	Mon	9:00AM	24	3	GS
12/1/15	Tue	8:30AM	25	4	GS
12/3/15	Thu	8:30AM	25	4	GS
12/4/15	Fri	9:00AM	20	7	GS
12/7/15	Mon	8:30AM	24	2	GS
12/10/15	Thu	8:30AM	20	4	GS
12/14/15	Mon	8:30AM	20	5	KJI
12/17/15	Thu	9:00AM	21	4	GS
AM Average			22	4	
6/18/14	Wed	8:15PM	15	6	FE
6/19/14	Thrus	6:20pm	24	5	FE
6/19/14	Thrus	8:15pm	28	5	FE
6/20/14	Fri	8:10PM	23	4	FE
6/21/14	Sat	11:20PM	19	6	FE
6/22/14	Sun	12:35PM	13	3	FE
10/21/15	Wed	3:00PM	22	4	GS
10/23/15	Fri	2:30 PM	15	3	GS
10/29/15	Thrus	2:30 PM	21	3	GS
11/3/15	Tue	2:30 PM	19	4	GS
11/7/15	Sat	4:00PM	23	2	PM
11/10/15	Tue	2:30 PM	21	5	GS
11/11/15	Wed	2:30 PM	16	6	GS
11/13/15	Fri	3:00PM	20	6	GS
11/17/15	Tue	2:30 PM	18	5	GS
11/24/15	Tue	2:30 PM	23	6	GS
11/27/15	Fri	1:45PM	24	6	GS
12/2/15	Wed	3:00PM	21	2	GS
12/8/15	Tue	1:30PM	22	5	GS
12/9/15	Wed	3:00PM	23	6	GS
12/11/15	Fri	1:45PM	22	2	KJI
12/15/15	Tue	1:45PM	18	3	GS
12/16/15	Wed	3:00PM	20	2	GS
12/18/15	Fri	3:00PM	18	4	GS
PM Average			20	4	

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

12-18-15

DATE PETITION RESUBMITTED:

DATE OFFICIALLY RECEIVED:

DATE OFFICIALLY RECEIVED:

PARCELS ELIGIBLE:

11

PARCELS ELIGIBLE:

PARCELS REQUIRED:

8

PARCELS REQUIRED:

PARCELS SIGNED:

8

PARCELS SIGNED:

CHECKED BY:

Paul Dubruie

DATE:

12-29-15

CITY OF SAINT PAUL

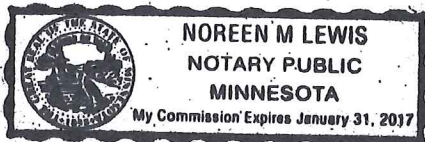
AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Ken Isaacson, 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.



Ken Isaacson
NAME Development Manager, TLHDC
400 Selby Avenue, Ste. C
ADDRESS St. Paul, MN 55102
651-292-0211 x225
TELEPHONE NUMBER

Subscribed and sworn to before me this
18th day of Dec, 2015

N. Lewis
NOTARY PUBLIC

CITY OF SAINT PAUL

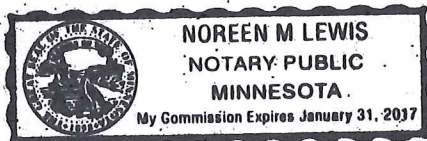
AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Ken Isaacson, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 1 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]
Ken Isaacson
NAME
Development Manager, TCHDC
400 Selby Avenue, Ste C
ADDRESS
St. Paul, MN 55102
651-292-0211 x 225
TELEPHONE NUMBER

Subscribed and sworn to before me this

18th day of Dec, 2015

[Signature]
NOTARY PUBLIC

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 Jamestown Homes, LLLP (TCHDC)
(name of petitioner)
to rezone the property located at 586 Central Avenue
from a RM2 zoning district to a T2 zoning district and
2. A copy of sections 66.311 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T-2 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

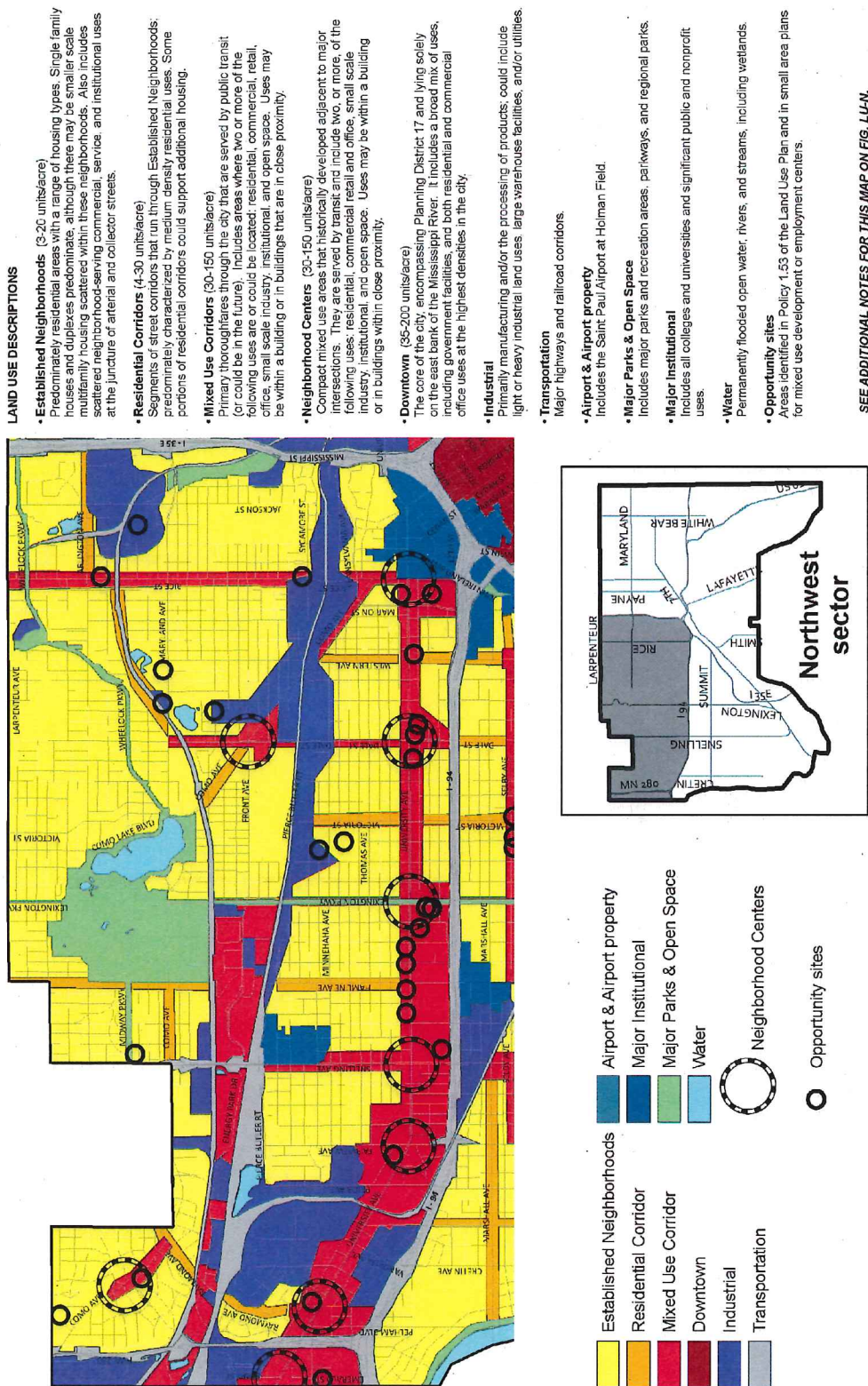
Jamestown Homes, LLLP to a T-2 zoning district.
(name of petitioner)

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
<u>580 Fuller Ave</u>	<u>Antioch Youth + Family Ctr</u>	<u>Debra Messenger</u>	<u>3/18/15</u>
<u>586 Fuller Ave</u>	<u>City of St. Paul</u>	<u>Bruce Lythcott RE Mgr</u>	<u>5/15/15</u>
<u>400 Dale Street</u>	<u>City of St. Paul</u>	<u>Bruce Lythcott RE Mgr</u>	<u>5/15/15</u>
<u>571 St. Anthony</u>	<u>Jamestown Homes, LLLP</u>	<u>Bruce Lythcott</u>	<u>5/15/15</u>
<u>36-29-23-32-0066</u>	<u>Central Village Association</u>	<u>Pamela Johnson, President Central Village Assoc, Inc</u>	<u>12-17-15</u>
<u>36-29-23-32-0069</u>	<u>Central Village Association</u>	<u>Pamela Johnson, President Central Village Assoc, Inc</u>	<u>12-17-15</u>
<u>36-29-23-32-0071</u>	<u>Central Village Association</u>	<u>Pamela Johnson, President Central Village Assoc, Inc</u>	<u>12-17-15</u>
<u>36-29-23-32-0072</u>	<u>Central Village Association</u>	<u>Pamela Johnson, President Central Village Assoc, Inc</u>	<u>12-17-15</u>

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.

FIGURE LU-L. GENERALIZED 2030 LAND USES, NORTHWEST SECTOR



4.4 Marking the South Entry

An array of underutilized parcels fronting St. Anthony Avenue and along Dale Street leave large gaps in an area well situated for future residential or small scale employment uses.

Significant opportunity exists through future infill redevelopment to mark this southern entryway to the Dale Station Area. Community landmarks such as the Tiger Jack Shack have a long history in the neighborhood, but would benefit from greater utilization and improved landscape treatment. New development should help to repair these edges and strengthen this gateway into the Historic Rondo community.

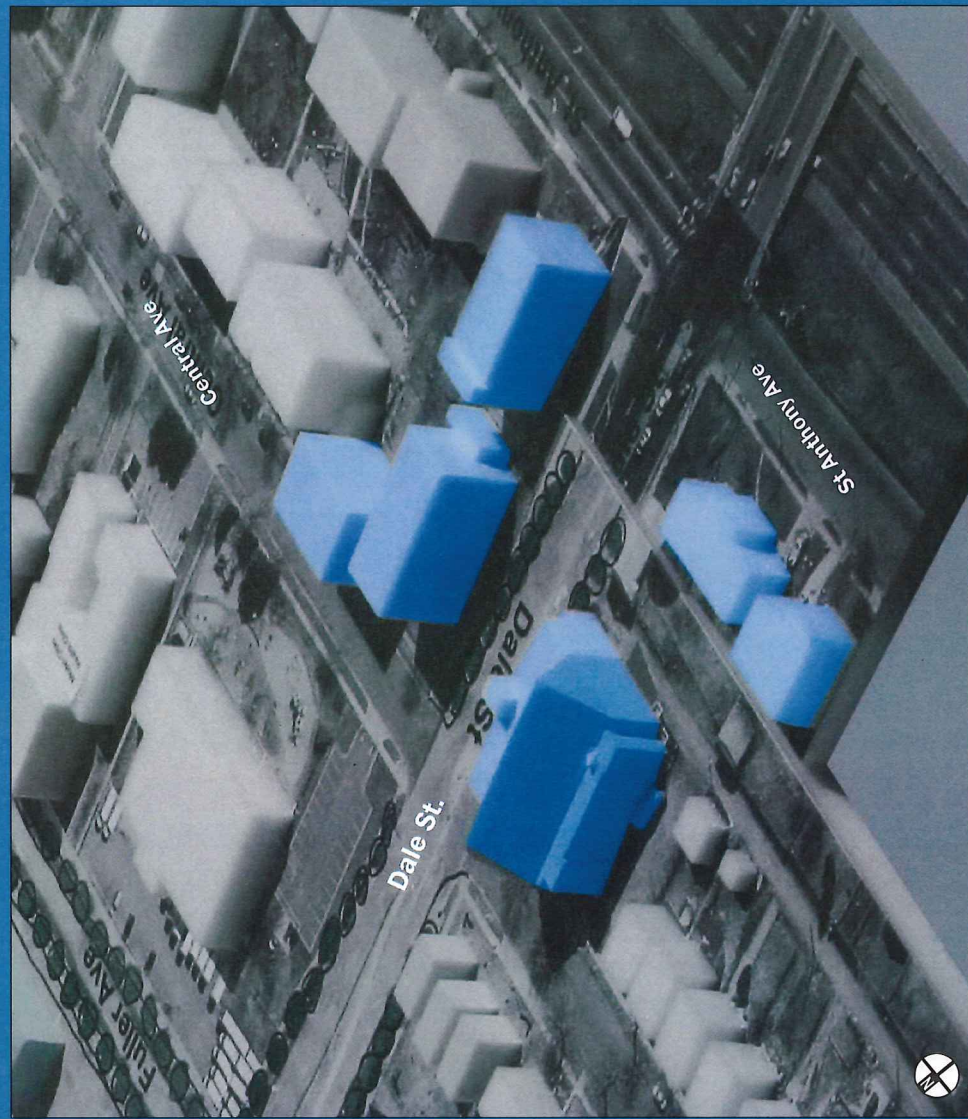
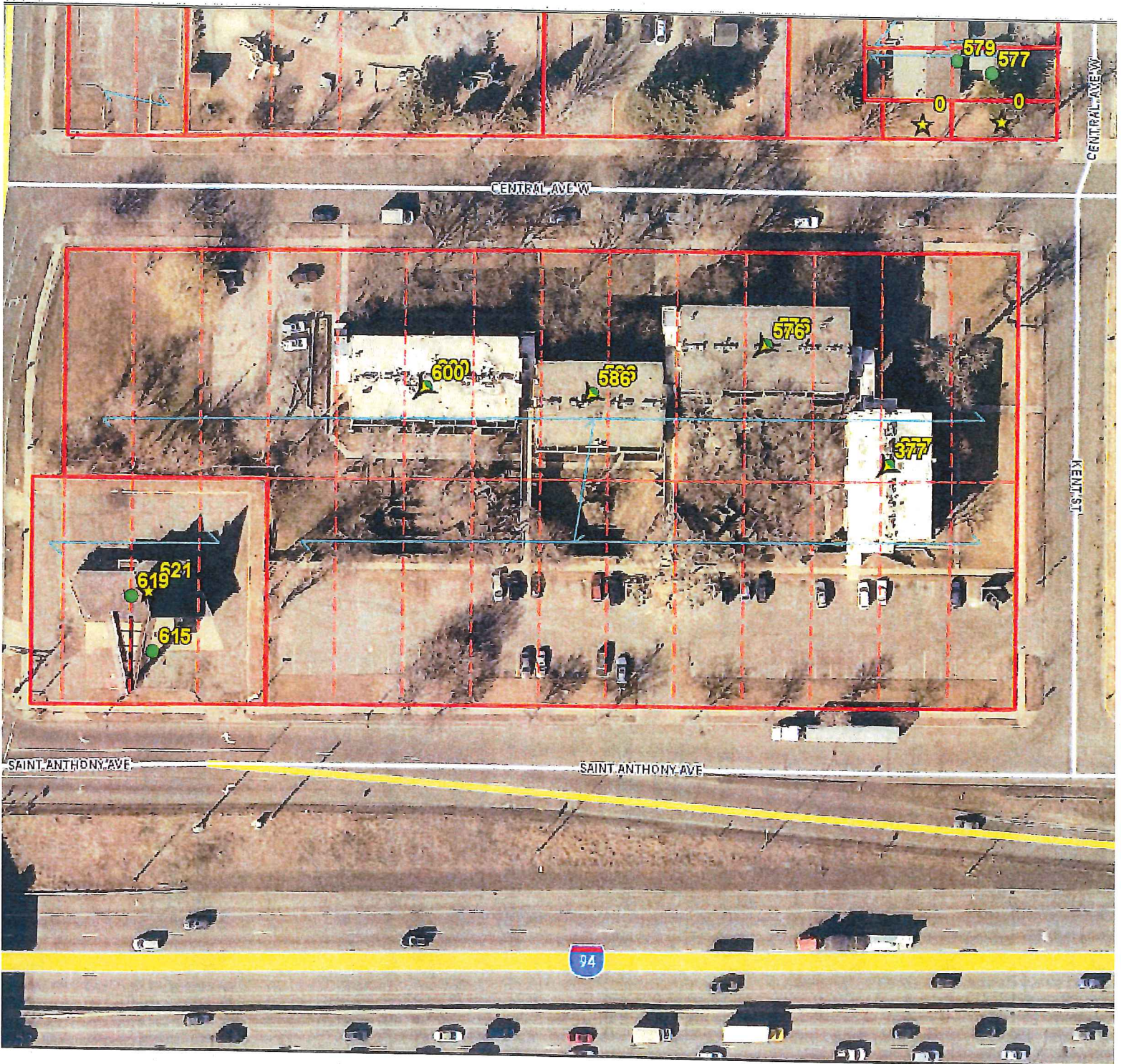
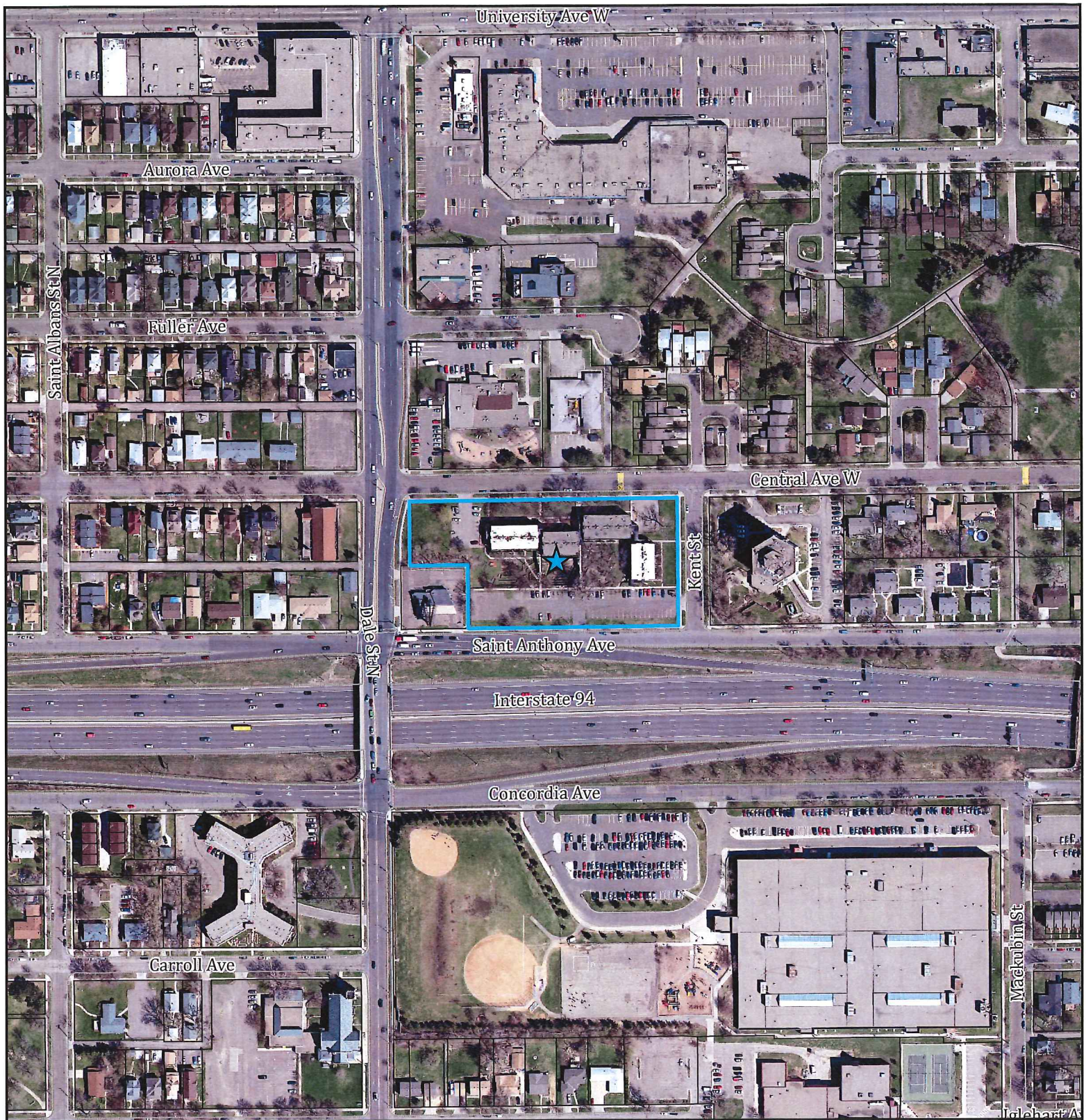


FIGURE 4.8 - The model illustrates the potential to improve the entrance to the Dale Station Area north of Interstate 94.





0 82.5 165 330 495 660 Feet

FILE NAME: Jamestown Homes LLLP

Aerial

APPLICATION TYPE: Rezone

Subject Parcels

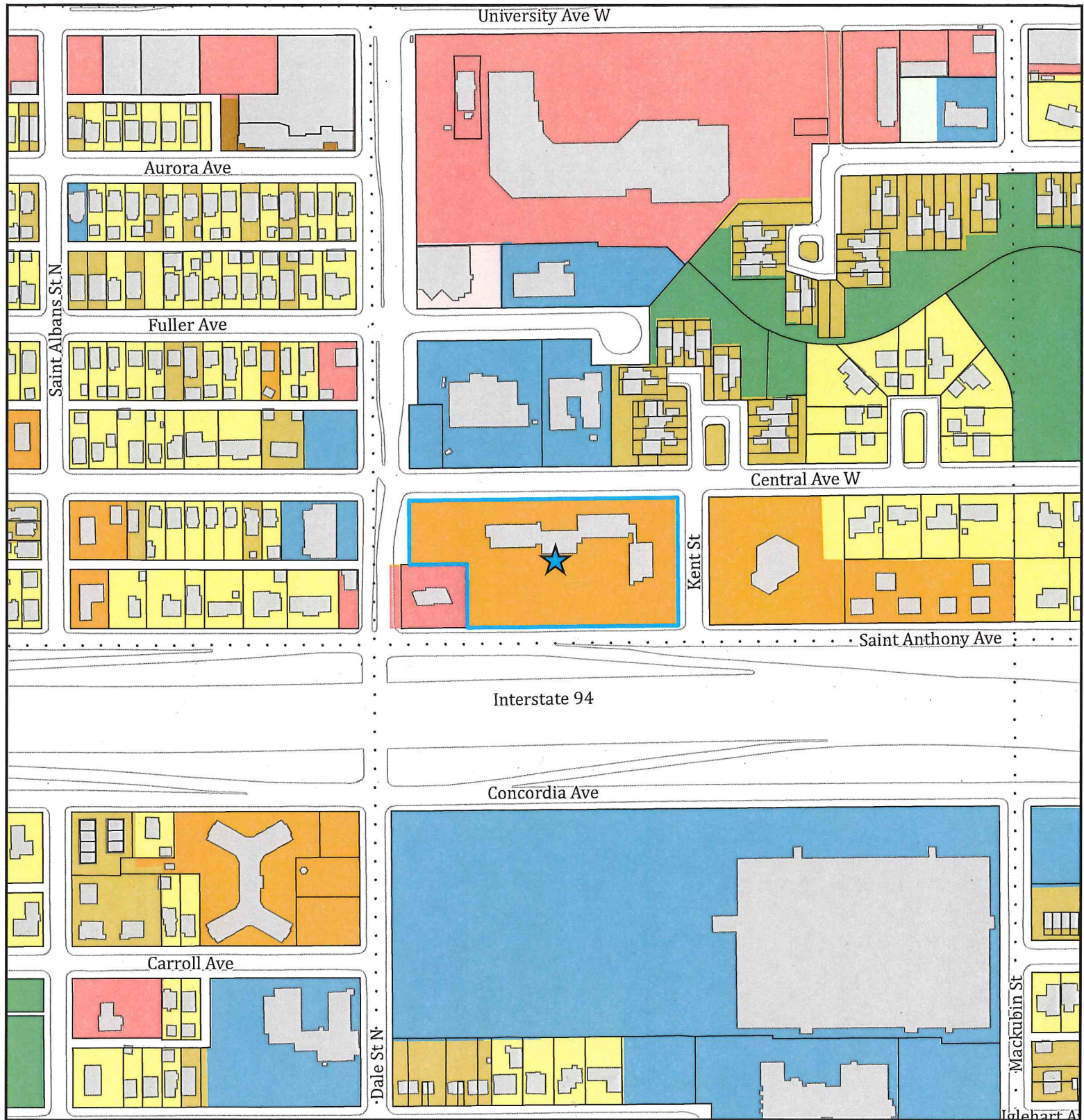
FILE #: 16-000819 DATE: 1/5/2016

PLANNING DISTRICT: 8

ZONING PANEL: 15

Saint Paul Department of Planning and Economic Development and Ramsey County





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APPLICATION TYPE: Rezone

FILE #: 16-000819 DATE: 1/5/2016

PLANNING DISTRICT: 8

ZONING PANEL: 15

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

Institutional

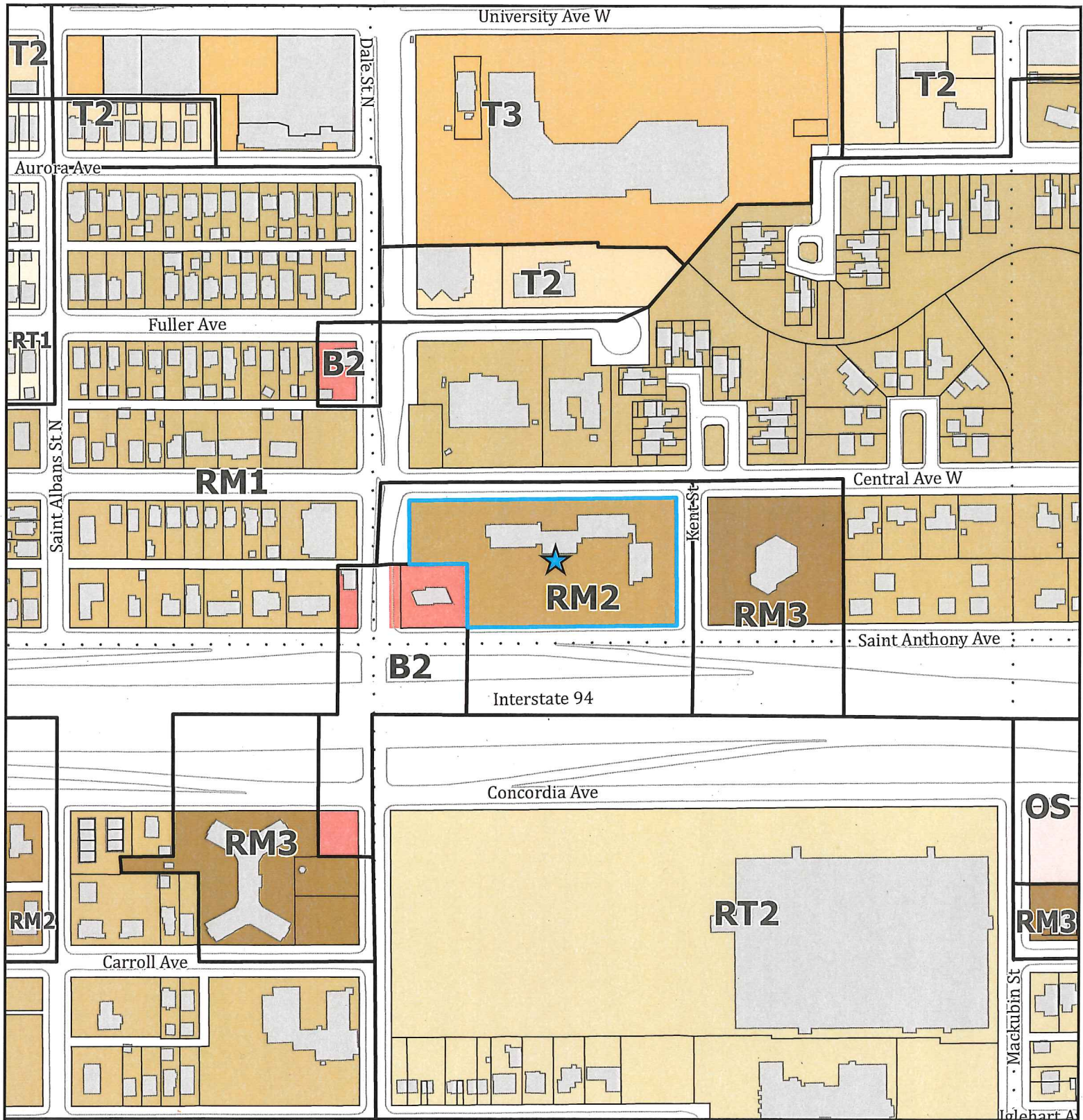
Park, Recreational or Preserve

Undeveloped

Subject Parcels

Section Lines





FILE NAME: Jamestown Homes LLLP

APPLICATION TYPE: Rezone

FILE #: 16-000819 DATE: 1/5/2016

PLANNING DISTRICT: 8

ZONING PANEL: 15

Zoning

- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood

- OS Office-Service
- B2 Community Business
- Subject Parcels
- Section Lines

