

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Samir Raval **FILE #** 16-051-111
 2. **APPLICANT:** Frank Hanzal **HEARING DATE:** July 14, 2016
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Change
 4. **LOCATION:** 1743 Ames Ave, between Flandrau and White Bear Avenue
 5. **PIN & LEGAL DESCRIPTION:** 272922140053, Lots 11, 12, and 13 of Block 1, Hazel Park; together with an easement over the west 25 feet of Lot 10, Block 1, Hazel Park
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** §62.109(c)
 8. **STAFF REPORT DATE:** June 30, 2016 **BY:** Bill Dermody
 9. **DATE RECEIVED:** June 24, 2016 **60-DAY DEADLINE FOR ACTION:** August 23, 2016
-

- A. **PURPOSE:** Change of nonconforming use from office/warehouse to a dry cleaning and commercial laundry serving several retail outlets.
- B. **PARCEL SIZE:** 20,037 sq. ft.
- C. **EXISTING LAND USE:** Carpet warehouse, food/goods warehouse, and trucking dispatch
- D. **SURROUNDING LAND USE:** Mixed residential to the south and east (RT1), residential and vacant to the southwest (I1), railroad tracks (RT1) with single-family beyond to the north (R3)
- E. **ZONING CODE CITATION:** §62.109(c) authorizes the planning commission to allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location upon making certain findings (see Section H below).
- F. **HISTORY/DISCUSSION:** The site has been zoned RT1 since 1975. According to the building owner, the current uses include a carpet warehouse, trucking dispatch, and food/goods warehouse. In 1997, the Planning Commission approved a change in nonconforming use to allow a portion of the building to be used for wheelchair parts assembly (ZF# 97-146). In 1996, the Planning Commission approved a change in nonconforming use to allow the carpet warehouse and general warehouse/office to replace a commercial electrostatic refurbishing and upholstery service, conditional on semi-trailer trucks proceeding south on Flandrau Street, then east on Case Avenue to White Bear Avenue, with signs posted within the warehouse to inform drivers of the route.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 2 Council has not provided a recommendation.
- H. **FINDINGS:**
 1. The application requests a change in nonconforming use to allow a commercial laundry serving several retail outlets. The business will launder materials delivered from retail storefronts located elsewhere – no customer interaction will occur on this site. The existing uses include a carpet warehouse, trucking dispatch, and food/goods warehouse.
 2. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location if the commission makes the following findings:*
 - a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use.* This finding is met. The proposed commercial laundry serving several retail outlets is first allowed in the B3 general business district, while the existing warehouse use is first allowed in the more intense B5 central business-service

district.

- b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use.* This finding is met. Levels of truck traffic are expected to be similar, and in fact will more likely involve box trucks than semi-trailer trucks. No customers will come to the site.
- c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The commercial laundry will be similar in character to the previous warehouse use. Commercial laundry pollution regulations are enforced by both the Minnesota Pollution Control Agency (MPCA) and the U.S. Environmental Protection Agency. The most common commercial laundry pollutant of concern is Perc, which requires special regulation by the MPCA; according to the business owner, the proposed business will not use Perc.
- d. *The use is consistent with the comprehensive plan.* This finding is met. The Comprehensive Plan, in Figure LU-B, designates the site as Established Neighborhood, where community character is generally to be maintained. The District 2 Plan Summary (2009) contains no provisions specific to this application or site.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the change of nonconforming use from office/warehouse to a dry cleaning and commercial laundry serving several retail outlets.



NONCONFORMING USE PERMIT APPLICATION
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 #: 16-05111

Fee: 700⁰⁰

Tentative Hearing Date:

7-14-16

AD-2
#272922140053

APPLICANT

Name FRANK HANZAL Email FRANKHANZAL@CBLFLOORS.COM

Address 152 STANLEY ST.

City W. ST. PAUL St. MN Zip 55118 Daytime Phone (651) 270-1644

Name of Owner (if different) FRANK HANZAL

Contact Person (if different) Samir B. Raval Phone 763-898-9024

PROPERTY LOCATION

Address/Location 1743 Ames Ave St. Paul MN

Legal Description _____

Current Zoning RT 2 Two Family

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☐ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
☒ Change of nonconforming use (para. c)
☐ Expansion or relocation of nonconforming use (para. d)
☐ Reestablishment of a nonconforming use vacant for more than one year (para. e)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use carpet and Rug business

Proposed Use Day cleaning & washing & Pressing clothes
we are looking to set up a Day cleaning plant where we will bring customers clothes for Day cleaning, washing and Pressing and take it back to the customers.

CLC 2086
700⁰⁰

Attach additional sheets if necessary

Attachments as required

Applicant's Signature

Frank Chanzal

Petition

☐ Affidavit

ate

06/17/16

City Agent

Rev 9/4/14

Dubruiel, Paul (CI-StPaul)

From: sraval@woodburycleaners.com
Sent: Thursday, June 23, 2016 4:16 PM
To: Dubruiel, Paul (CI-StPaul); sraval@woodburycleaners.com
Subject: Re: 1743 Ames FW: Message from "PE-14COPIER"
Attachments: 20160606150501306.pdf

Dear Mr Paul

As requested please find the answers to the three questions which you had requested to fill in

| Answer to Question 1

| The proposed use is equally or more appropriate to the neighborhood than the existing non conforming use

| Answer to question 2

| The traffic generated for the proposed use will be lesser or similiar than the existing non conforming use

| Answer to question 3

| The use will not be detrimental to neighborhood and will not endanger public health

| Thanks

| Samir.

-----Original Message-----

From: Dubruiel, Paul (CI-StPaul) [<mailto:paul.dubruiel@ci.stpaul.mn.us>]

Sent: Monday, June 6, 2016 04:21 PM

To: sraval@woodburycleaners.com

Subject: 1743 Ames FW: Message from "PE-14COPIER"

6-6-16

Re: Change of Nonconforming use

Mr. Raval,

Please call at your convenience if you have further questions or wish to go over these materials.



Paul Dubruiel
Planning Tech for
Zoning

Planning & Economic
Development

1400 CHA 25 W. 4th St.

Saint Paul, MN 55102

P: (651) 266-6583

F: (651) 266-6549

paul.dubruiel@ci.stpaul.mn.us

The Most Livable
City in America

1743 Amer on St Paul

06/27/2016

- last known use was that on building was extensively used for computer and file storage.

Samir Raveh.

Dubruiel, Paul (CI-StPaul)

— Owners —
Rep

From: John Chirhart <johnchirhart@gaughancompanies.com>
Sent: Tuesday, June 28, 2016 12:05 PM
To: Dubruiel, Paul (CI-StPaul)
Subject: 1743 Ames Ave - Nonconforming Use Permit Application

Paul:

The building use is as follows:

Carpet Installation Preparation and Distribution, Trucking Dispatch, Mexican food and goods importation and distribution, storage.

Please call me with any other questions. My cell is 651.2983.7382.

Thank you,

John Chirhart
Vice President
Sales & Leasing



612.238.4403 (direct)
612.238.4400 (Main)
www.gaughancompanies.com

A Solid Foundation Since 1969
1935 W. County Road B2, Suite 330
Minneapolis, MN 55113

CELEBRATING 45 YEARS

Proud Member



of:
This email communication may contain CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is intended only for the use of the intended recipients identified above. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by reply email, delete the communication and destroy all copies.

Google Maps Ames Ave E



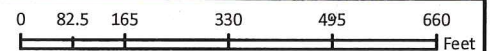
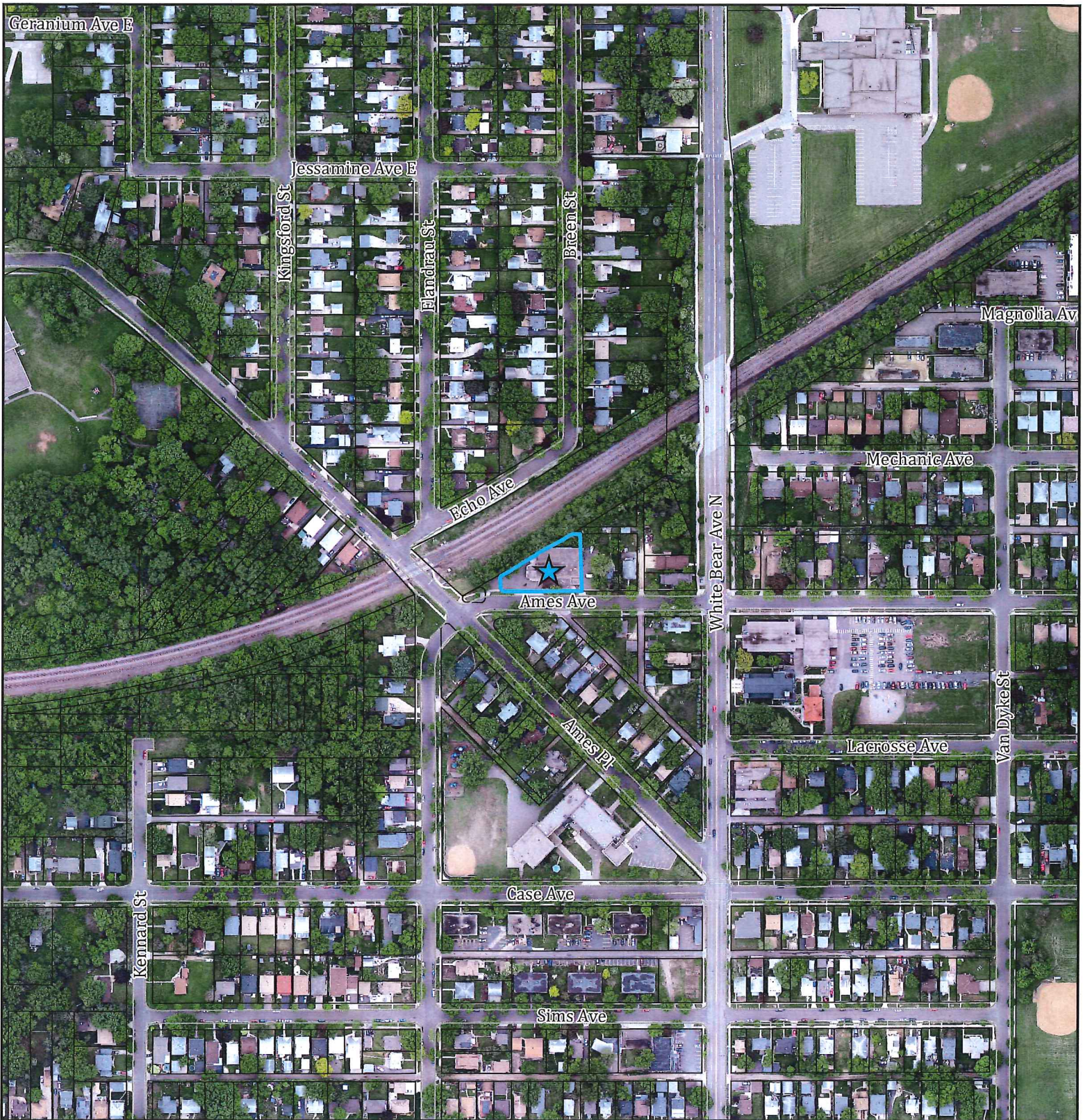
Image capture: Sep 2015 © 2016 Google

St Paul, Minnesota

Street View - Sep 2015

| | | | |
|---------|----|--------|---------|
| and Str | Ki | Flandi | lle Bee |
|---------|----|--------|---------|





FILE NAME: Samir Raval

Aerial

APPLICATION TYPE: Change of NCUP

 Subject Parcels

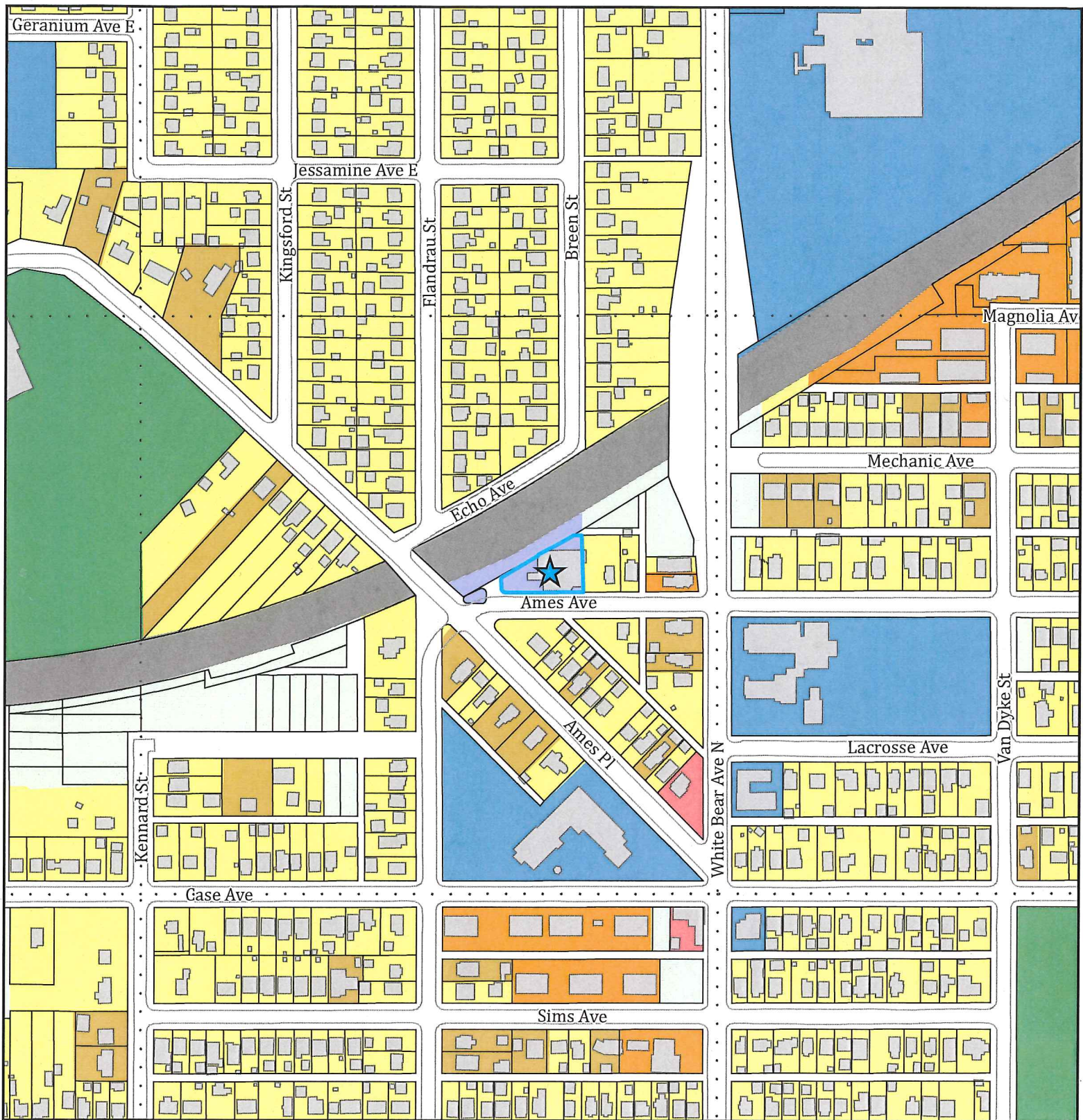
FILE #: 16-051111 DATE: 6/24/2016

PLANNING DISTRICT: 2

ZONING PANEL: 12

Saint Paul Department of Planning and Economic Development and Ramsey County





FILE NAME: Samir Raval

APPLICATION TYPE: Change of NCUP

FILE #: 16-051111

DATE: 6/24/2016

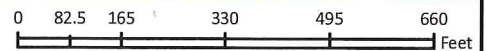
PLANNING DISTRICT: 2

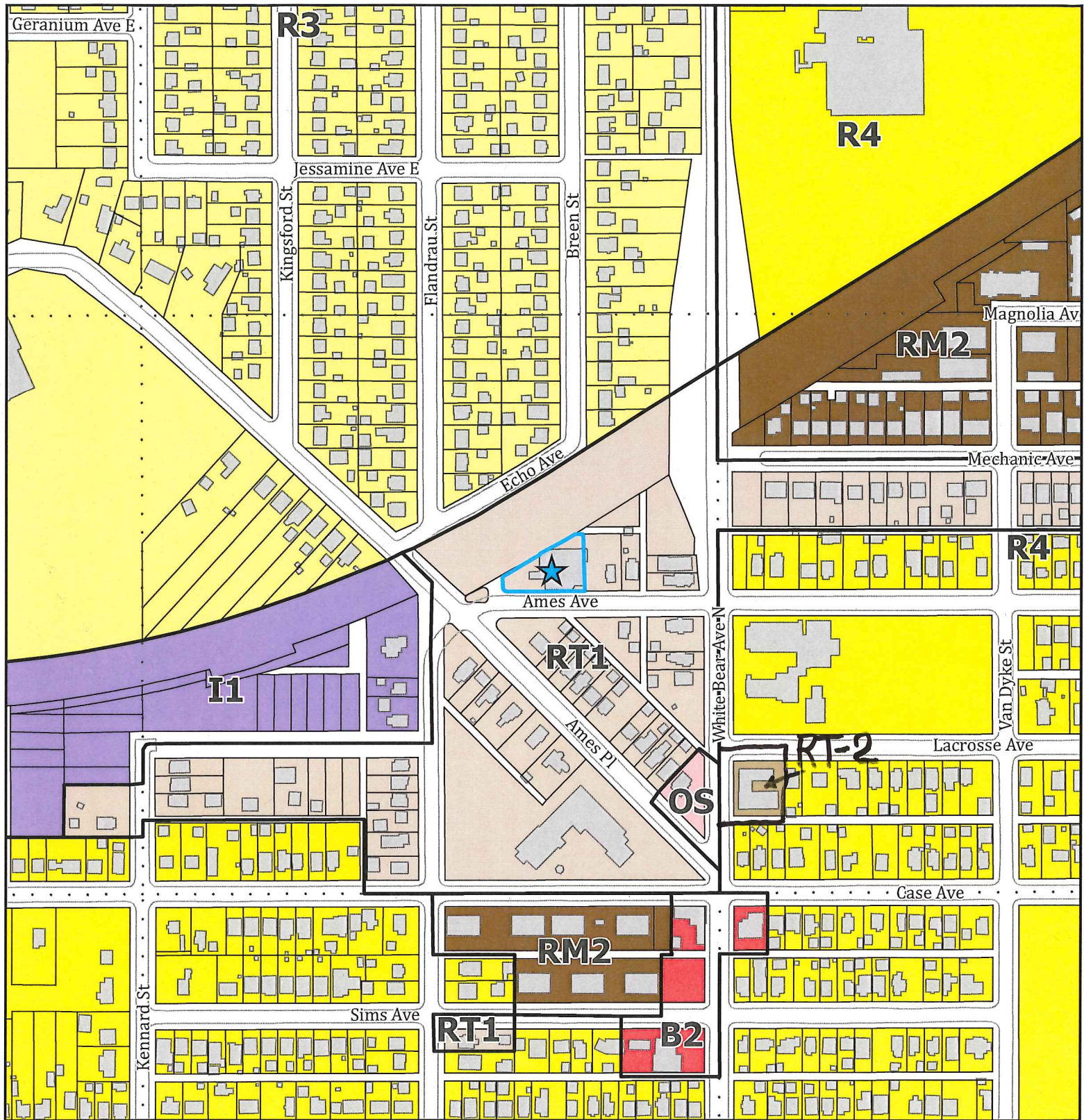
ZONING PANEL: 12

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve

- Railway
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Samir Raval

APPLICATION TYPE: Change of NCUP

FILE #: 16-051111 DATE: 6/24/2016

PLANNING DISTRICT: 2

ZONING PANEL: 12

Saint Paul Department of Planning and Economic Development and Ramsey County

Zoning

Subject Parcels

• • Section Lines

R3 One-Family

R4 One-Family

RT1 Two-Family

RT2 Townhouse

RM2 Multiple-Family

OS Office-Service

B2 Community Business

I1 Light Industrial

0 82.5 165 330 495 660 Feet

