

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Open Cities Health Center Inc. **FILE #:** 16-053-250
 2. **APPLICANT:** Open Cities Health Center Inc. **HEARING DATE:** July 28, 2016
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 127 Front Ave, Between Rice Street and Park Street
 5. **PIN & LEGAL DESCRIPTION:** 30.29.22.23.0124; Dores Addition to St. Paul, S 80 Ft of Lot 16 Aud Sub No 17 & In Sd Dores Add, Lots 7 & Lot 8 Blk 2
 6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** RT1 & B2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** July 20, 2016 **BY:** Jacquelyn Kramer
 9. **DATE RECEIVED:** June 30, 2016 **60-DAY DEADLINE FOR ACTION:** August 29, 2016
-

- A. **PURPOSE:** Rezone from RT1 Two-Family Residential to B2 Community Business
- B. **PARCEL SIZE:** 12,196 sq. ft. (.3 acres)
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** North : one-family residential; West: office; South: retail and other commercial; East: one-family residential
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** Since 1975 the RT1 portion of the parcel has had this zoning classification. The other portion of the parcel was zoned B3 from 1975 through 2005, when it was changed to the current B2 zoning as recommended in the Rice Street Small Area Plan and zoning study.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 6 Planning Council has submitted a letter in support of the rezoning.
- H. **FINDINGS:**
 1. The parcel is currently split-zoned RT1 Two-Family Residential and B2 Community Business. The applicant is seeking to rezone the RT1 portion of the parcel to B2 in order to construct additional off-street parking to serve the existing HealthEast Clinic on the adjacent parcel to the west. The applicant provided a site plan showing the proposed parking lot.
 2. The proposed zoning is consistent with the way this area has developed. The proposed rezoning to B2 provides for needed off-street parking for the adjacent health clinic.
 3. The proposed zoning is consistent with the Comprehensive Plan. This parcel is guided as part of a Mixed Use Corridor in Figure LU-L of the Land Use Plan.
 4. The proposed B2 zoning is compatible with the surrounding zoning and uses. The parcel is currently split-zoned RT1 Two-Family Residential and B2 Community Business. There is abutting commercial land use and zoning to the west and south.
 5. The petition for rezoning was found to be sufficient on June 30, 2016: 14 parcels eligible; 10 parcels required; 10 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning of the RT1 portion of 127 Front Street to B2 Community Business.



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 #: 16-053250
 Fee: _____
 Tentative Hearing Date:
7-28-16

PD=6

302922230124

APPLICANT

Property Owner(s) Open Cities Health Center Inc
 Address 409 Dunlap Street
 City St. Paul State MN Zip 55104 Phone 651-290-9200
 Contact Person James Platten Phone 651-290-9245
 Email James.Platten@opencitieshealth.org
 (Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY LOCATION

Address/Location 127 Front Ave, St. Paul, MN 55117
 Legal Description Lots 7 and 8, Dore's Addition to St. Paul, Ramsey County, MN and
The South 80ft of Lot 15, Auditor's Current Zoning RT1
 (Attach additional sheet if necessary.) Subdivision No. 17, Ramsey County, MN

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Ordinance § 61.801 and Minnesota Statutes § 462.357, _____
Open Cities Health Center Inc
 owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
RT1 zoning district to a B2 zoning district, for the purpose of:



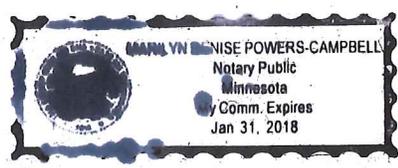
(Attach additional sheets if necessary.)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
 Date June 20 2016

Mary Power Campbell
 Notary Public

By: [Signature]
 Fee owner of property
 Title: CEO/EO



June 22, 2016

Paul Dubruiel
Planning Tech for Zoning
City of Saint Paul
1400 CHA 25 West 4th Street
Saint Paul, MN
55102

Re: 127 Front Ave

Dear Paul,

MSP Commercial developed the HealthEast Clinic located at 980 Rice Street in 2004. Recently, we helped HealthEast expand their clinic, which was needed in order to provide increased healthcare services to the local community. A portion of the staff at this facility are parking on Front Ave and Hatch Ave.

Open Cities Health is the owner of 127 Front Ave, a currently vacant parcel. This parcel is located directly east of the recently expanded portion of the HealthEast Clinic. Our intent is to purchase this property after the City of Saint Paul has approved the rezoning of this parcel from RT1 to B2, with the ultimate goal being to develop additional off-street parking stalls and green space. The information included with the rezoning application highlights how the site will be utilized. Please let me know if you have any questions.

Thank you.

Sincerely,



Steve Miller
MSP Commercial
651-287-8787

smiller@mspcommercial.net

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 14

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 10

PARCELS REQUIRED: _____

PARCELS SIGNED: 10 6/30/16

PARCELS SIGNED: _____

CHECKED BY: Paul Duburel

DATE: 6-30-16

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 Steve Miller
(name of petitioner)
to rezone the property located at 127 Front Ave, St. Paul,
from a RT1 zoning district to a B2 zoning district and
2. A copy of sections 66-410 through 66-521, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a B2 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

Steve Miller
(name of petitioner) to a B2 zoning district.

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
980 Rice Street	Rice Street Professional Bldg LLC	[Signature]	5/23/16
964 Rice Street	Rice Street Professional Bldg, LLC	[Signature]	5/23/16
136 Front	Eajeans Properties	Elizabeth A. Jans	5/24/16
122 Front	Eajeans Properties	Elizabeth A. Jans	5/24/16
118 Front	Eajeans Properties	Elizabeth A. Jans	5/24/16
113 Front	ALBERTO L. PEREZ SR	Alberto L. Perez Sr	5-24-16
117 Hatch Ave	Jacquelyn Thomas	Jacquelyn Thomas	6-9-16
122 Hatch Ave	[Signature]	Denise Gomez	6-15-16
127 Front Ave	[Signature]	JAMES C. PLATT	6-22-2016

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.

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 Steve Miller
(name of petitioner)
to rezone the property located at 127 Front Ave, St. Paul,
from a RT1 zoning district to a B2 zoning district and
2. A copy of sections 66.410 through 66.521, inclusive of the Saint Paul Zoning Code.

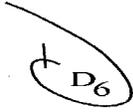
We acknowledge that we are aware of all of the uses permitted in a B2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Steve Miller
(name of petitioner) to a B2 zoning district.

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
980 Rice Street	Rice Street Professional Bldg, LLC	<i>[Signature]</i>	5/23/16
964 Rice Street	Rice Street Professional Bldg, LLC	<i>[Signature]</i>	5/23/16
136 Front	Eajeans Properties	Elizabeth A. Jones	5/24/16
127 Front	Eajeans Properties	Elizabeth A. Jones	5/24/16
118 Front	Eajeans Properties	Elizabeth A. Jones	5/24/16
111 Front	S&S Property Solutions, LLC	<i>[Signature]</i>	6/6/16

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.



District 6 Planning Council
Representing Saint Paul's North End

171 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6ed@dist6pc.org

June 6, 2016

Zoning Committee of the Planning Commission
15 West Kellogg BLVD
Saint Paul, MN 55102

RE: 127 Front Avenue

District 6 Planning Council has no objection to rezoning 127 Front Avenue to B2 to allow for additional parking.

Open Cities had requested a rezone but decided not to pursue the use of the lot. HealthEast Rice Street Clinic will use the space for parking.

Thank-you for your consideration of the recommendation and if you have questions, please contact the office.

Regards,

Jeff Martens

Jeff Martens
Land Use Chair

Cc: Ward 5

All site photos taken July 12, 2016, by Jacquelyn Kramer.



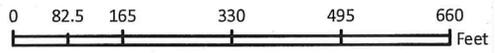
Northeast corner of Rice Street and Front Avenue.



Looking north on Front Avenue toward paved section of the parcel.



Looking north on Front Avenue at unpaved section of the parcel.



FILE NAME: Open Cities Health Center

Aerial

APPLICATION TYPE: Rezone

 Subject Parcels

FILE #: 16-053250 DATE: 6/30/2016

PLANNING DISTRICT: 6

ZONING PANEL: 10





FILE NAME: Open Cities Health Center

APPLICATION TYPE: Rezone

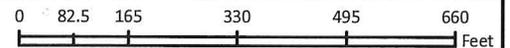
FILE #: 16-053250 DATE: 6/30/2016

PLANNING DISTRICT: 6

ZONING PANEL: 10

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: Open Cities Health Center

APPLICATION TYPE: Rezone

FILE #: 16-053250 DATE: 6/30/2016

PLANNING DISTRICT: 6

ZONING PANEL: 10

Zoning

-  Subject Parcels
-  Section Lines
-  RT1 Two-Family
-  RM2 Multiple-Family
-  RM3 Multiple-Family
-  T2 Traditional Neighborhood
-  B2 Community Business
-  B3 General Business
-  VP Vehicular Parking

